

\$444,900 - 109 Citadel Estates Manor Nw, Calgary

MLS® #A2264505

\$444,900

2 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.04 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully maintained 2-storey townhome with a fully finished walkout basement, located in the desirable community of Citadel. This home offers a bright and open main floor featuring an updated kitchen, a spacious dining area, and a cozy great room with a gas fireplace that leads to a private balcony overlooking green space. Upstairs, you'll find two generous primary bedrooms, each with its own full ensuite, one of which includes convenient in-suite laundry. The walkout basement adds extra living space with a large family room, a storage room with roughed-in plumbing, and a built-in Murphy bed, perfect for guests. Additional features include a single attached garage, visitor parking just across the street, and numerous upgrades throughout, including a newer furnace, hot water tank, laminate flooring, kitchen cabinetry, and light fixtures. Ideally located close to shopping, schools, parks, walking paths, and public transit, this home is move-in ready—book your private showing today!

Built in 2002

Essential Information

MLS® #	A2264505
Price	\$444,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	109 Citadel Estates Manor Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M7

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	11
Zoning	M-CG d44
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.