

# \$809,900 - 160 Citadel Meadow Grove Nw, Calgary

MLS® #A2213268

**\$809,900**

4 Bedroom, 3.00 Bathroom, 2,058 sqft  
Residential on 0.13 Acres

Citadel, Calgary, Alberta

**\*\*\*OPEN HOUSE SATURDAY APRIL 26 FROM 1PM-3PM.** Welcome to 160 Citadel Meadow Grove NW. Nestled in the highly sought-after community of Citadel, this lovingly maintained home is a rare gem. Offering over 2,900 sq ft of living space on a spacious pie-shaped lot, it features a sunny south-facing backyard with a stunning two-tiered Trex deck—perfect for relaxing or entertaining, with zero maintenance required.

Proudly owned by the original homeowner for 27 years, this home has been thoughtfully updated throughout, including:

A modernized kitchen with granite countertops and premium stainless steel Bosch appliances, New furnace(2019), hot water tank(2019), and central A/C (2019)

All new windows (2022)

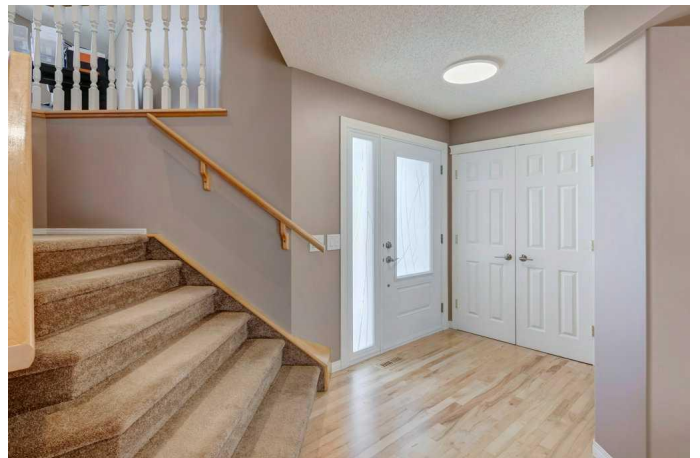
New front and patio doors (2022)

Newer roof (2015), Heated garage.

Inside, the main floor features a welcoming foyer, a formal dining room, a spacious kitchen with a breakfast nook, and a bright living room.

Upstairs, you'll find three generously sized bedrooms, including a primary retreat with an updated ensuite, plus a beautifully renovated main bathroom, and a spacious bonus room—ideal for a home office, playroom, or cozy movie nights. The fully finished basement with 9 Ft ceilings adds even more value with a large recreation room and a fourth bedroom—ideal for guests, teens, or a hobby area.

And it's not just the home that



shinesâ€™the location is unbeatable.  
Youâ€™re within walking distance to schools,  
parks, shopping, restaurants, transit and more.  
This is your chance to own a truly turnkey  
home in one of Calgaryâ€™s most beloved  
family neighborhoods.  
Donâ€™t miss outâ€™homes like this in Citadel  
donâ€™t come around often!

Built in 1997

### Essential Information

MLS® #	A2213268
Price	\$809,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,058
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	160 Citadel Meadow Grove Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, Gazebo, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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