

# \$439,900 - 109 Citadel Estates Manor Nw, Calgary

MLS® #A2264505

**\$439,900**

2 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.04 Acres

Citadel, Calgary, Alberta

Open House , 1-3:00 PM. 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, 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      | \$439,900 |
| 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 | 32                 |
| Zoning         | M-CG d44           |
| HOA Fees Freq. | ANN                |

**Listing Details**

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

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