

# \$799,900 - 119 Citadel Meadow Close Nw, Calgary

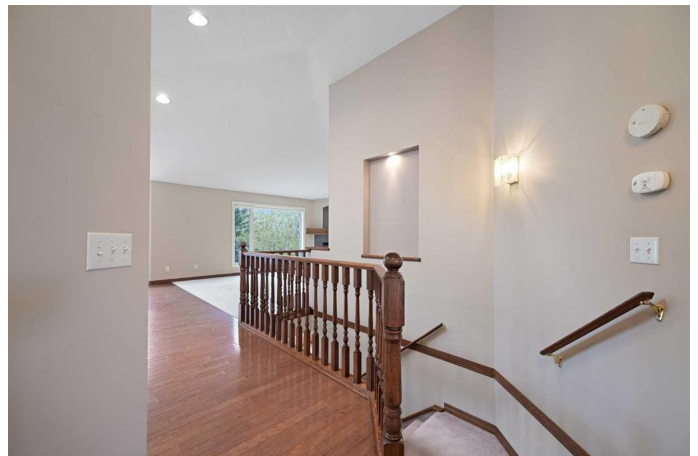
MLS® #A2220612

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,483 sqft  
Residential on 0.16 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully maintained walk-out bungalow in the heart of Citadel, perfectly situated on a quiet street backing onto a serene ravine. This rare find offers peaceful views, a private backyard, and over 2900sq ft of comfortable living space designed for both relaxation and entertaining. As you enter, you're greeted by a bright and spacious foyer with natural light pouring through large windows. Just off the entry is a main floor den â€” ideal for a home office or flex space. Gleaming hardwood floors lead into the open-concept kitchen, dining, and living area. The kitchen features vaulted ceilings with skylights, a corner pantry, and a raised breakfast bar. The adjacent living room offers a cozy gas fireplace and is perfect for hosting family and friends. The dining nook opens onto a two-tiered deck overlooking the ravine and yard â€” an ideal spot to enjoy your morning coffee or evening sunsets. The large primary bedroom includes a walk-in closet and a 4-piece ensuite with a jetted tub. A convenient main floor laundry room with access to the double attached garage completes the main level. Downstairs, the bright walk-out basement offers a spacious recreation area with a second gas fireplace, two additional bedrooms, a full bathroom, and a generous storage area. Patio doors lead to a covered lower patio and fully fenced backyard facing the ravine. This home has been lovingly cared for and offers exceptional value in a prime location. A true gem for those looking for



low-maintenance living without sacrificing space or style.

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220612    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,483       |
| Acres          | 0.16        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 119 Citadel Meadow Close Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 4T4                     |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s) |
| Appliances        | Dishwasher, Garage Control(s), Garburator, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Freezer            |
| Heating           | Forced Air, Natural Gas, Fireplace(s)   |

|                 |                            |
|-----------------|----------------------------|
| Cooling         | None                       |
| Fireplace       | Yes                        |
| # of Fireplaces | 2                          |
| Fireplaces      | Gas, Living Room, Basement |
| Has Basement    | Yes                        |
| Basement        | Finished, Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 15             |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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