

# \$619,800 - 58 Citadel Acres Close Nw, Calgary

MLS® #A2238256

**\$619,800**

4 Bedroom, 4.00 Bathroom, 1,339 sqft

Residential on 0.08 Acres

Citadel, Calgary, Alberta

Welcome to 58 Citadel Acres Close NW, a beautifully maintained and thoughtfully upgraded two-storey home with a total of 1,964 sqft. of developed living space, nestled in the highly desirable community of Citadel. This charming home greets you with a bright and spacious living room, showcasing rich hardwood flooring (2019) and abundant natural light streaming through large windows. The open-concept kitchen features a movable island, ample cabinetry, pantry, and stainless steel appliances (2017) – perfect for home chefs and entertaining alike. Adjacent is a cozy dining area with a patio door and oversized window, creating a cheerful and sun-filled space overlooking the backyard. Step outside onto the massive full-width deck (19' x 11'), ideal for summer BBQs, lounging, or enjoying serene views of the surrounding area. Upstairs, you'll find three generously sized bedrooms, including a spacious front-facing Primary bedroom with private ensuite, a second bedroom with its own walk-in closet, and a third bedroom – all complemented by a full 4-piece bathroom and hallway storage. But the standout feature of this home is the fully developed LEGAL walk-out basement suite (built 2020) – Unit #58R for extra mortgage helper – complete with its own private entrance, bright living/dining area, one bedroom, 3-piece bathroom, and laminate flooring throughout. This legal suite enjoys excellent natural light and includes access to a covered concrete



patio, offering a comfortable outdoor retreat. Ideal for rental income or multigenerational living! Other highlights: Quartz countertops in all bathrooms. Washer(2023) & dryer in shared basement area. Double detached garage with laneway access. Upgraded carpet on upper floors (2017) Dishwasher(2023) kitchen hood fan(2023) Basement stove (2018) and fridge (2022) Basement stair laminate (2018) Located just minutes from Stoney Trail, Royal Oak Centre, Royal Vista, parks, and schools â€” this move-in ready home truly has it all. Donâ€™t miss your chance to own this gem in a great neighbourhood with built-in mortgage helper. Book your private showing today!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238256    |
| Price          | \$619,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,339       |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 58 Citadel Acres Close Nw |
| Subdivision | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 5A6                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator                                                          |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out                                                               |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Lighting                                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Cleared, Front Yard, Rectangular Lot, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 36              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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