

\$749,500 - 2 Citadel Estates Heights Nw, Calgary

MLS® #A2226632

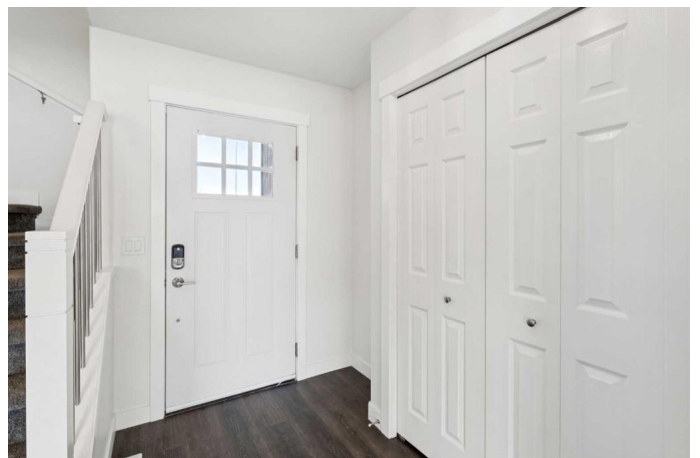
\$749,500

4 Bedroom, 4.00 Bathroom, 1,682 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

This FULLY RENOVATED and thoughtfully UPGRADED 2-storey home in Citadel has been transformed with contemporary finishes and major improvements, including a NEW FURNACE, HOT WATER TANK, ROOF, and SIDING—all completed in 2020—as well as CENTRAL AIR CONDITIONING installed in 2023. The entire home has been PROFESSIONALLY CLEANED from top to bottom and boasts FRESH PAINT throughout and WASHED CARPETS. The large windows bring in an abundance of natural light. The main floor features an open-concept layout that includes a mudroom with laundry, a 2-Piece bath, and a beautifully upgraded kitchen with white cabinetry, GRANITE countertops, a stunning ISLAND with PENDANT LIGHTS, and STAINLESS-STEEL appliances. The adjacent dining area and family room open directly onto a furnished concrete PATIO. Upstairs, you'll find 3 generously sized bedrooms, including a spacious primary room with a gorgeous 5-Piece ENSUITE BATH, along with another full bathroom. A large, sunlit BONUS ROOM with a door offers excellent flexibility and can be used as a 4th bedroom. The FULLY FINISHED BASEMENT adds even more living space, featuring a large Family/Recreation Room with a DRY BAR, a bedroom, a full bathroom, and ample storage space. This home also includes a double attached garage, a fully fenced yard with outdoor storage, and a



desirable CORNER LOT location directly across from a large playground. This home is also ideally situated for convenience and lifestyle. A bus stop is located right next to the house, and Crowfoot LRT Station is just an 8-minute drive away. It's within walking distance to Citadel Park, St. Brigid School, and Citadel Park School, with several other schools just a short drive away. You'll also enjoy quick access to grocery stores, restaurants, parks, playgrounds, scenic walking paths, and major roadways like Stoney Trail. Truly move-in ready, this home presents an exceptional opportunity for comfortable, modern living in one of the city's most desirable family-friendly communities.

Built in 2002

Essential Information

MLS® #	A2226632
Price	\$749,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,682
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2 Citadel Estates Heights Nw
Subdivision	Citadel
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 5E4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Playground, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Private, Rectangular Lot, Street Lighting, Corner Lot, Low Maintenance Landscape, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.