

# \$619,888 - 513 Citadel Meadow Bay Nw, Calgary

MLS® #A2262359

**\$619,888**

4 Bedroom, 4.00 Bathroom, 1,636 sqft

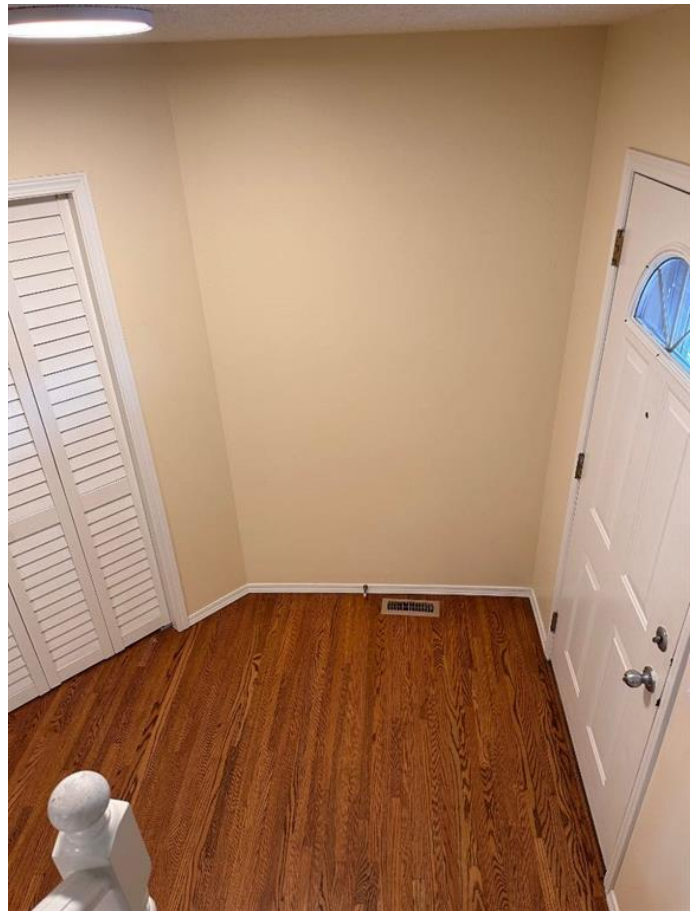
Residential on 0.10 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully updated and fully developed 2-storey home offering over 2,250 Sq Ft of finished living space, ideally located in a quiet Crescent in Citadel Meadows, one of NW Calgary's most sought-after communities. Situated on a generous lot, this home provides a safe and spacious environment for families, with ample room for children to play in the backyard or on the quiet street.

The main level features hardwood flooring, a bright and open-concept living/dining/kitchen area, and access to a massive sunlit deck—perfect for entertaining. Recent upgrades include new windows (2019), roof shingles (2014), hot water tank, and paint (2017), New LED Lights through the whole house (2025). Upstairs, you'll find three spacious bedrooms, including a primary suite with a full ensuite, and a second full bathroom. The fully finished basement offers a versatile space for a games room, media room, or guest suite, complete with a full bathroom. Additional features include a double attached garage, proximity to parks, schools, shopping, and easy access to major roads.

Market Insight: Citadel and NW Calgary continue to show strong market resilience. While many areas in Calgary have seen price declines, Northwest Calgary remains one of the few regions with year-over-year benchmark price increases.



This home is a rare find in a community that continues to retain its value and attract families and investors alike. Book your appointment

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262359    |
| Price          | \$619,888   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,636       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 513 Citadel Meadow Bay Nw |
| Subdivision | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4Y9                   |

### Amenities

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

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, Kitchen Island, See Remarks                                                 |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Window Coverings, Garage Control(s), Washer/Dryer |
| Heating           | Central, Natural Gas, Forced Air, Fireplace(s)                                              |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Full             |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Garden, Playground, Private |
| Lot Description   | Rectangular Lot             |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 19                 |
| Zoning         | R-CG               |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|



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