

# \$429,900 - 49 Citadel Estates Manor Nw, Calgary

MLS® #A2233826

**\$429,900**

2 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.04 Acres

Citadel, Calgary, Alberta

Located in the highly sought-after community of Citadel, this well-maintained home is making its debut on the market. Enjoy the convenience of nearby shops, services, schools, parks, pathways, and easy access to major roads and highways.

Step inside to a welcoming entrance that leads into an open-concept main floor. The spacious kitchen features ample cabinet and counter space, seamlessly flowing into the living room, complete with a cozy gas fireplace. A garden door opens to your private, fenced backyard with no neighbors behind, offering added privacy.

Upstairs, you'll find two large master bedrooms, each with its own full ensuite bathroom, providing comfort and flexibility for families, roommates, or guests.

The basement is undeveloped, ready for your custom finishing ideas. Additional highlights include a generously sized single attached garage and recent professional cleaning, making this home move-in ready.

Set in a well-managed complex with ample visitor parking, this property is ideal as your next home or investment opportunity.



Built in 2002

## Essential Information

MLS® # A2233826

Price \$429,900

|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,336         |
| Acres          | 0.04          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 49 Citadel Estates Manor Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 5M6                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 8               |
| Zoning         | M-CG d44        |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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