

# \$715,000 - 8 Citadel Drive Nw, Calgary

MLS® #A2244678

**\$715,000**

4 Bedroom, 3.00 Bathroom, 1,244 sqft  
Residential on 0.12 Acres

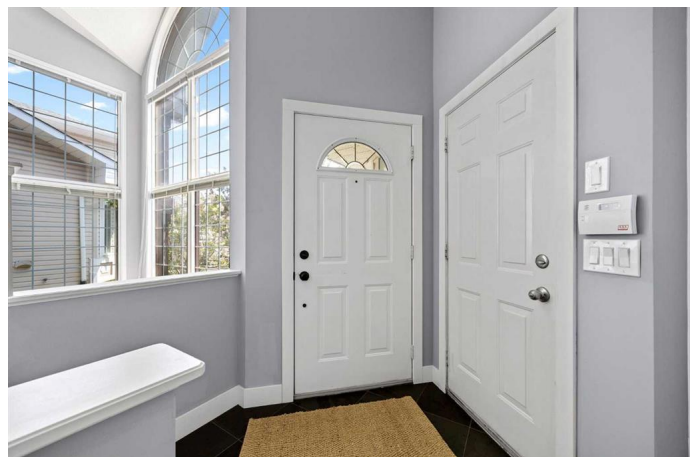
Citadel, Calgary, Alberta

Immaculately kept original family home!  
Beautifully updated bi-level located in the highly sought-after community of Citadel! All upgrades have been completed by professional trades in 2018. Offering over 2300 square feet of total living space with 4 bedrooms and 3 full bathrooms make this home move-in ready.

As you step inside, you'll be greeted by the grandeur of vaulted ceilings and floor-to-ceiling windows, which flood the home with natural light and provide a unique edge to the living space. The wide open kitchen features an oversized island, quartz counter tops, new cabinetry, newer appliances and is the perfect space to cook and entertain. The spacious primary bedroom features a walk-in closet, and ensuite with a walk-in shower and a soaker tub, perfect for unwinding after a long day. The additional bedrooms are generously sized, providing ample space for family or guests.

The lower level is designed for comfort and functionality, offering plenty of storage, a utility room, and a large living area complete with a new gas fireplace—ideal for cozy winter nights. Modern and high-quality laminate flooring and tile flow throughout the home, complemented by newer windows.

Step outside to enjoy the home's exceptional curb appeal, with beautiful shrubs and trees enhancing its charm. Spend your summers on



the raised balcony or in the private backyard, surrounded by mature, lush trees. For gardening enthusiasts, a greenhouse is included as a delightful bonus! Citadel Drive is always well maintained and plowed for the winter.

Situated in a desirable area, Citadel offers proximity to the Crowfoot Shopping Centre, walking paths, and excellent schools. This home is perfect for families looking to settle in one of Northwest Calgary's most coveted neighborhoods.

So much value here. Don't miss the opportunity to make this exceptional property your new family home!

Built in 1992

### **Essential Information**

MLS® #	A2244678
Price	\$715,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	8 Citadel Drive Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 3X7

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)  
Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Garden, Private Yard  
Lot Description Back Yard, Brush, Garden, Lawn, Many Trees, Private, Rectangular Lot, See Remarks, Treed  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 31st, 2025  
Days on Market 14  
Zoning R-CG

### Listing Details

Listing Office eXp Realty

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