

# \$639,900 - 407 Citadel Meadow Bay Nw, Calgary

MLS® #A2252911

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

PRICE DROP SEPT 29! Welcome to large corner lot in the heart of Citadel. This well located 2 storey is situated in a quiet cul de sac. With over 1,800 sq ft above grade + a fully developed basement, this home has tons of size to accommodate a growing family. The main floor has a large living room with large windows looking out to the east facing backyard. The kitchen has an island with updated appliances along with a large sitting area that also overlooks the backyard. Access to a huge deck that is great for enjoying our warm summer months. In addition, a 2 piece bathroom + laundry are on the main level. The upper floor has a huge bonus room with a gas fireplace above the attached garage. There are 3 bedrooms and 2 full baths. The primary bedroom has a walk in closet. The roof was replaced in 2022. The basement is fully developed with a room that could easily be a bedroom if the window was enlarged to meet current building code. There is a spacious rec room along with a few storage rooms. There is also a 3 piece bathroom. The home is walking distance to a few schools in the area, walk paths and ravine and a short drive to Stoney Trail + Beacon Hill for your shopping needs.

Built in 2001

## Essential Information

MLS® #                      A2252911

Price                         \$639,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,815       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 407 Citadel Meadow Bay Nw |
| Subdivision | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4Z2                   |

### **Amenities**

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

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas, Great Room                                                                      |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                                                |
|-----------------|------------------------------------------------|
| Lot Description | Back Yard, Corner Lot, Cul-De-Sac, See Remarks |
| Roof            | Asphalt Shingle                                |
| Construction    | Vinyl Siding, Wood Frame                       |
| Foundation      | Poured Concrete                                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 29                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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