

## 513 Citadel Meadow Bay NW Calgary, Alberta

**MLS # A2262359**



# \$609,888

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, See Remarks		

**Inclusions:** backyard outdoor wooden playset

!! 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