587-899-3773
justin@realtyaces.ca

118 Citadel Meadow Gardens NW Calgary, Alberta

MLS # A2344063

$439,900

Division:	Citadel		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,359 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Undergr		

Heating:	Central, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 445
Basement:	Full	**LLD:**	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

Welcome to 118 Citadel Meadow Gardens NW, a bright and spacious semi-detached two-storey offering a DOUBLE ATTACHED GARAGE, dramatic vaulted spaces, and a fantastic location in the established community of Citadel. Step inside to an impressive soaring front entry, open to the second storey and setting the tone for the bright, open feel throughout the home. Continue toward the back where the main living areas come together beneath another stunning two-storey ceiling. The spacious living room is anchored by a cozy fireplace, while the adjoining formal dining area provides plenty of room for family dinners and entertaining. The kitchen is conveniently connected to the living space with a raised eating bar, keeping it open and social while still providing separation from the main entertaining areas. A convenient 2-piece powder room completes the main floor. Upstairs, the primary bedroom offers a comfortable private retreat with a walk-in closet and 3-piece ensuite. A generous second bedroom is located near an additional 4-piece bathroom, creating an ideal setup for family, guests, or a home office. The finished basement adds plenty of flexible living space with a HUGE recreation room ready to adapt to your needs — TV and movie room, games area, home office, gym, playroom, or a combination of them all. Multiple storage areas throughout the lower level provide plenty of room to keep everything organized. Outside, enjoy a quiet Citadel location with easy access to the community’s extensive walking paths and TWO SCHOOLS right nearby. Shopping, transit, parks, and everyday amenities are all within easy reach, while the double attached garage adds the convenience Calgary buyers are looking for. A versatile home with impressive ceiling heights, plenty of living space, and an excellent NW Calgary

location — get in and see 118 Citadel Meadow Gardens today!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of 2% Realty. Information is believed to be reliable but not guaranteed.