

\$874,900 - 180 Citadel Park Nw, Calgary

MLS® #A2244140

\$874,900

4 Bedroom, 4.00 Bathroom, 2,132 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Step into comfort, space, and opportunity with this exceptional walkout home in Citadel Park's coveted estate area, offering over 3,000 sq ft of beautifully maintained living space designed to fit the needs of today's modern family. Whether you're looking for a warm, welcoming place to call home or a smart investment with built in rental potential, this home checks all the boxes.

The timeless brick exterior and classic two storey with basement layout create instant curb appeal. Inside, you're greeted by soaring cathedral ceilings, rich hardwood flooring, a stunning entry chandelier, and large windows that bathe the main floor in natural light. The open concept kitchen features stainless steel appliances, tile backsplash, corner pantry, and generous counter space, perfect for everything from family breakfasts to holiday baking. The adjacent breakfast nook opens onto a sunny west facing deck, ideal for outdoor dining or unwinding at the end of the day.

The main level also includes a cozy living room, formal dining area for hosting, a dedicated office for remote work or homework, a laundry room, and a convenient powder room. It's a floor plan that makes daily living feel effortless and organized.

Upstairs, you'll find three spacious bedrooms, including a primary retreat with a 4



piece ensuite and walk in closet. Two additional bedrooms share a well appointed full bathroom, making this layout ideal for growing families.

The standout feature? A fully finished walkout basement that has been tastefully renovated into a bright, spacious suite (illegal) with its own private entrance, full kitchen, 3 piece bath, laundry hookups, and large windows that make it feel open and airy, not like a typical basement. Whether used as a mortgage helper, in law suite, or guest quarters, this space adds incredible value and flexibility.

Outside, enjoy a large west facing backyard and lower level patio, perfect for hosting BBQs, watching sunsets, or just relaxing in peace. The double attached garage includes an EV plug in, offering added convenience for eco conscious buyers.

Additional updates bring peace of mind: all new windows, two furnaces, two hot water tanks (2024), central A/C, fresh paint throughout, and motorized blinds in key rooms.

Ideally located just steps from parks, schools, and playgrounds, and only minutes to shopping, public transit, and major roadways, this is more than just a home; itâ€™s a lifestyle upgrade with income generating potential.

Built in 1994

Essential Information

MLS® #	A2244140
Price	\$874,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,132
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	180 Citadel Park Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3X9

Amenities

Amenities	None
Parking Spaces	5
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Dining Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Yard, City Lot, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Rectangular Lot, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	4
Zoning	RCG
HOA Fees	69
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.