

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

MLS® #A2244140

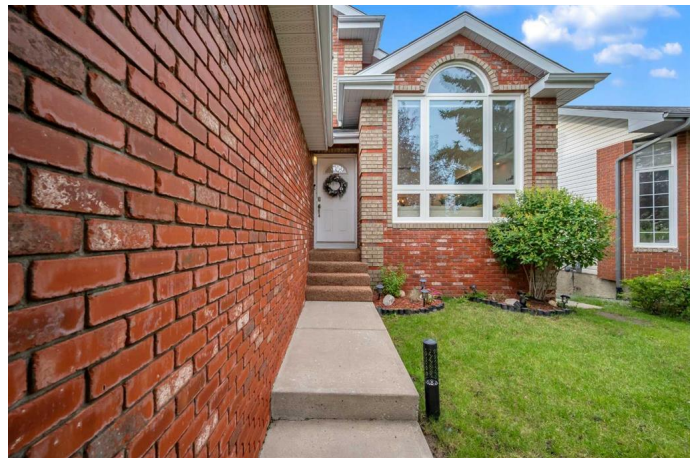
\$874,900

4 Bedroom, 4.00 Bathroom, 2,132 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Wow! This fully finished walkout home in the exclusive estate area of Citadel Park offers over 3,040 sq ft of beautifully designed living space in a timeless two-storey split with a classic brick exterior. Ideal for families who value a peaceful, active lifestyle or those looking for an income-generating property, this home features a bright and spacious walkout basement suite (illegal) with a large open floor plan, one bedroom, a full 3-piece bath, its own laundry hookups, and large windows that flood the space with natural light—making it feel nothing like a basement. The main floor impresses from the moment you step in with soaring cathedral ceilings, a luxurious chandelier, custom millwork, hardwood flooring, and abundant natural light throughout. The chef's kitchen is both stylish and functional, featuring gorgeous countertops, a tile backsplash, corner pantry, stainless steel appliances, and plenty of storage and prep space, while the adjacent breakfast nook overlooks the beautifully landscaped backyard with mountain views from the sunny deck. The cozy living room offers a warm gas fireplace, and the formal dining room and main floor office create perfect spaces for entertaining and working from home. A powder room and laundry room complete the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a 4-piece ensuite and walk-in closet, along with two additional bedrooms sharing a renovated 4-piece bath. The walkout



basement has been thoughtfully finished with an open kitchen, built-in fireplace, full bathroom, and large bedroomâ€”perfect for guests, in-laws, or tenants. Outside, enjoy the west-facing backyard with a large patio ideal for relaxing and watching sunsets, and a double attached garage with an EV plug-in already installed. Recent upgrades include all new windows, two new furnaces, two hot water tanks (2024), central A/C, fresh paint, and motorized blinds in the living room, great room, and primary bedroom. This exceptional home is just steps to schools, parks, playgrounds, and minutes to shopping, transit, and major access routes.

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	Dining Room, Gas, Living Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Gentle Sloping, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	RCG
HOA Fees	69
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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