

\$499,500 - 31 Citadel Estates Manor Nw, Calgary

MLS® #A2266464

\$499,500

3 Bedroom, 4.00 Bathroom, 1,540 sqft
Residential on 0.07 Acres

Citadel, Calgary, Alberta

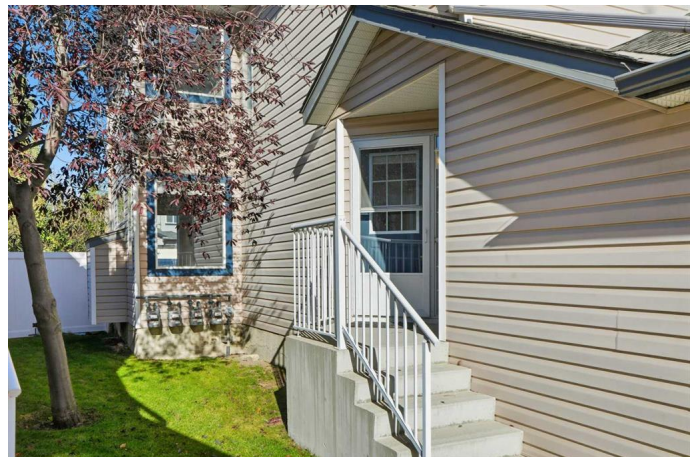
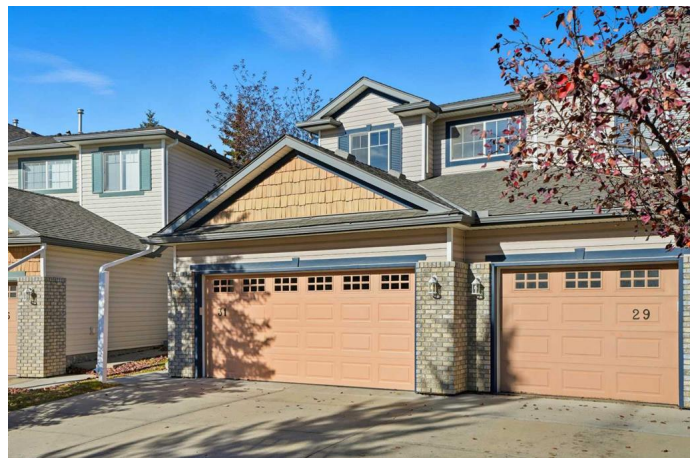
This beautifully refreshed end-unit townhome in The Outlook of Citadel truly feels like its own house – with a double attached garage, full basement, and fenced private backyard offering exceptional space and value.

Step inside to find fresh paint throughout and brand-new flooring, creating a bright and inviting atmosphere from the moment you enter. The open-concept main floor features a spacious living area filled with natural light, a well-appointed kitchen with an island and corner pantry, and a dining area that opens onto your private patio and west-facing yard – perfect for morning coffee or summer BBQs.

Upstairs you’ll find three generous bedrooms, including a large primary suite with a walk-in closet and private ensuite bath. The fully finished basement adds even more flexibility, with a comfortable family room, a den or home office, and a full bathroom – ideal for guests, hobbies, or movie nights.

Enjoy the best of low-maintenance living with condo fees that cover snow removal, exterior maintenance, and more – giving you more time to enjoy life.

Located in the highly desirable community of Citadel, residents appreciate its family-friendly atmosphere, parks, playgrounds, and pathways, as well as easy access to Stoney



Trail, Country Hills Blvd, and Crowfoot Station. Shopping, restaurants, and schools are all nearby, and the community's central park, sports fields, and active community association make it a wonderful place for anyone – whether you're a professional, growing family, or looking to downsize without compromise.

Move-in ready, freshly updated, and offering incredible value – this is the perfect place to call home.

Built in 2002

Essential Information

MLS® #	A2266464
Price	\$499,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,540
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	31 Citadel Estates Manor Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M6

Amenities

Amenities	Other
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	3
Zoning	M-CG d44

Listing Details

Listing Office	TREC The Real Estate Company
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