



GRASSROOTS
REALTY GROUP

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513 Citadel Meadow Bay NW
Calgary, Alberta

MLS # A2262359



\$634,888

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

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Concrete

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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). 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