



**11 Citadel Meadow Crescent NW
Calgary, Alberta**

MLS # A2278276



\$699,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Basement: Electric Stove, Fridge, Washer, Dryer

Welcome to this exceptional home in the desirable Citadel community, offering a fully self-contained legal basement suite and within walking distance to Citadel Park School — a rare and highly sought-after combination. Featuring 3 bedrooms, 2.5 baths and 1,636 sq ft above grade, plus a 1-bedroom, 1-bath legal basement suite, this property is ideal for families, investors, or multi-generational living. The east front exposure allows natural light to fill the home throughout the day. The main floor is welcomed by a foyer and vinyl plank flooring throughout, leading into a spacious open-concept layout. The Living room is anchored by a cozy gas fireplace, while the Kitchen is thoughtfully designed with quartz countertops, stainless steel appliances, and a centre island with breakfast bar. Adjacent to the Kitchen, the Dining area opens onto a full-width deck with built-in wraparound bench seating, overlooking a fully fenced and landscaped backyard with back-lane access — perfect for outdoor gatherings. A powder room and double attached garage complete the main level. On the upper level, enjoy a bright east-facing Bonus room with soaring 12' vaulted ceilings. On the opposite side, the spacious Primary bedroom features a 3 piece ensuite and walk-in closet, while two additional well-sized Bedrooms and a 4 piece bathroom complete the upper level. The legal walk-up basement suite offers its own covered front entrance, a spacious living and dining area, functional kitchen, one well-sized bedroom, a full bathroom, and second laundry, providing excellent privacy and strong rental potential. The house is freshly painted, new Vinyl plank and new carpet upstairs that is move in ready for you. Ideally located in Citadel, this home is within walking distance to Citadel Park School, playgrounds, scenic walking paths, and the community library, making it

perfect for families and outdoor enthusiasts. The neighbourhood is known for its parks, pathways, and mature setting, with quick access to Crowfoot Crossing, Beacon Hill, transit, and Stoney Trail for an easy commute throughout the city.