

# \$489,900 - 89 Citadel Meadow Gardens Nw, Calgary

MLS® #A2201096

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,375 sqft  
Residential on 0.00 Acres

Citadel, Calgary, Alberta

This gorgeous 2 bed, 2.5 bath END unit comes with a double attached garage and is located in the highly sought after community of Citadel. The main floor offers a modern open plan with vaulted ceilings, large windows and beautiful Maple flooring running through-out. The kitchen is a chef's delight with S/S appliances, ample cupboard/counter space, a good sized pantry plus a huge breakfast bar that overlooks the separate dining area and large living room with a cozy gas fireplace. Completing the main level is a 2pc bath plus slider doors to a massive South facing back deck. The upper level boasts an oversized master bedroom with a walk-in closet and renovated 3pc ensuite with a lovely tiled shower. Completing the upper level is a good sized 2nd bedroom and a 4pc bath. The basement was professionally finished by the builder and offers a large family room, laundry area and plenty of extra storage space. Additional bonuses include; New carpet upstairs (2025), hot water tank & humidifier (2024). Located close to schools, parks, shopping, City transit and easy access to main roadways. A Must See !!



Built in 2003

## Essential Information

MLS® # A2201096

Price \$489,900

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	89 Citadel Meadow Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N4

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	M-C1

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.