

# \$429,900 - 49 Citadel Estates Manor Nw, Calgary

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MLS® #A2233826

**\$429,900**

2 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.04 Acres

Citadel, Calgary, Alberta

Located in the highly sought-after community of Citadel, this well-maintained home is making its debut on the market. Enjoy the convenience of nearby shops, services, schools, parks, pathways, and easy access to major roads and highways.

Step inside to a welcoming entrance that leads into an open-concept main floor. The spacious kitchen features ample cabinet and counter space, seamlessly flowing into the living room, complete with a cozy gas fireplace. A garden door opens to your private, fenced backyard—”with no neighbors behind, offering added privacy.

Upstairs, you'll find two large master bedrooms, each with its own full ensuite bathroom, providing comfort and flexibility for families, roommates, or guests.

The basement is undeveloped, ready for your custom finishing ideas. Additional highlights include a generously sized single attached garage and recent professional cleaning, making this home move-in ready.

Set in a well-managed complex with ample visitor parking, this property is ideal as your next home or investment opportunity.



Built in 2002

## Essential Information

MLS® #                      A2233826

Price                         \$429,900

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	49 Citadel Estates Manor Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	1
Zoning	M-CG d44

**Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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