

# \$1,075,000 - 99 Citadel Grove Nw, Calgary

MLS® #A2256047

**\$1,075,000**

4 Bedroom, 3.00 Bathroom, 1,682 sqft  
Residential on 0.13 Acres

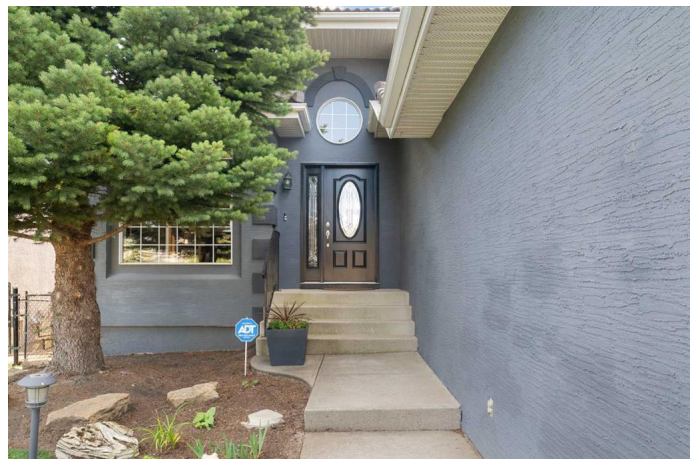
Citadel, Calgary, Alberta

Beautifully maintained 1,682 sq. ft. vaulted walkout bungalow backing onto a natural ravine in desirable Morningside in Citadel. This immaculately maintained home is so versatile featuring 2 bedrooms on the main floor and 2 bedrooms in the basement, with 3 full baths. The living area offers a sunken living room with 14â€™™ vaulted ceilings, skylights, refinished hardwood, and a three-way gas fireplace for maximum functionality and ultimate relaxation. The walkout level includes a wet bar with granite counters, high-efficiency stone surround gas fireplace, and direct access to the landscaped SE backyard. Recent upgrades include new Pex plumbing (2023), hot water tank (2024), Leaf Guard gutters (2024), Lennox high-efficiency modulating furnace with iComfort thermostat (2019), and full interior paint (2023). Additional highlights: cement tile roof, central vac (new with attachments 2025), Hunter Douglas blinds, Bosch dishwasher, two refrigerators, double attached garage, and SunSetter awning with remote. A rare walkout bungalow backing onto a private ravine settingâ€™™ move-in ready with quality throughout!

Built in 1997

## Essential Information

MLS® #	A2256047
Price	\$1,075,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,682
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	99 Citadel Grove Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4G8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Wet Bar, Central Vacuum
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Rain Gutters, Awning(s)
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Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Environmental Reserve
Roof	Concrete, Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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