

# \$925,000 - 171 Citadel Green Nw, Calgary

MLS® #A2237159

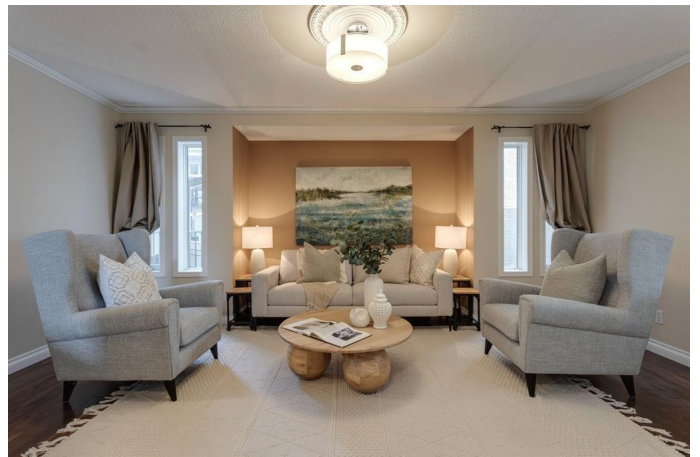
**\$925,000**

3 Bedroom, 4.00 Bathroom, 2,056 sqft

Residential on 0.12 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully updated home, perfectly situated in the prestigious Morningside of Citadel; one of the most sought after family communities in the area. From the moment you arrive, youâ€™ll be impressed by the inviting curb appeal, expansive 3-car wide driveway (perfect for RV parking!), and lush professional landscaping in both the front and back yards. Backing onto a peaceful walking trail that leads to a nearby golf course, this home offers a rare combination of privacy, nature, and space to grow. Step inside to a well-designed, family-friendly layout that blends comfort with style. The main floor features a spacious formal living area that is ideal for welcoming guests, and is highlighted by rich walnut hardwood floors that add warmth and charm throughout. At the heart of the home is the thoughtfully curated kitchen, complete with corner pantry, granite countertops, elegant cherry cabinetry, and gas range. It flows seamlessly into the bright dining area, where east facing windows fill the space with morning sunlight and offer a tranquil setting for dinners outside as you enjoy views of the impressive backyard. Upstairs, you'll find a large and functional family room showcasing vaulted ceilings and a corner gas fireplace; perfect for movie nights or a play room. Separate from the bonus room is a full bath and three generously sized bedrooms. The serene primary suite overlooks the backyard and includes a luxurious 5pc ensuite with dual



vanities, a relaxing soaker tub, separate shower, and a walk-in closet designed for easy organization. The fully developed walk-out basement is an entertainerâ€™s dream! It features a cozy rec room with a fireplace and custom media wall, a dry bar for hosting, a full bathroom, and a spacious laundry room with ample storage. Whether you're entertaining friends or enjoying family time, this lower level offers versatility and comfort. Step outside and fall in love with the backyard oasis, complete with mature perennials and trees, a fire pit area, a covered patio; perfect spot for a hot tub, and an underground sprinkler system to keep the yard looking its best all summer long. This is more than just a house, itâ€™s a forever home for families who value space, community, and quality. Donâ€™t miss your chance to live in one of Citadelâ€™s finest homes!

Built in 1997

**Essential Information**

MLS® #	A2237159
Price	\$925,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	171 Citadel Green Nw
Subdivision	Citadel

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4G5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot, Treed, Fruit Trees/Shrub(s), Interior Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® 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.