# \$599,900 - 263 Citadel Meadow Grove Nw, Calgary

MLS® #A2252090

## \$599,900

3 Bedroom, 4.00 Bathroom, 1,514 sqft Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to 263 Citadel Meadow Grove NW â€" a fantastic single-family home with a double attached garage, located in the heart of the quiet and established community of Citadel. This property offers 3 bedrooms upstairs and a fully developed basement, all for under \$600,000.

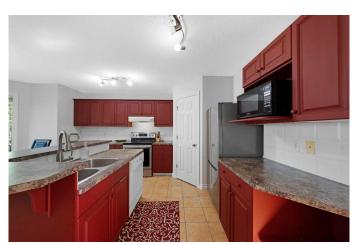
Step inside to a bright open-concept layout featuring a spacious family room with a fireplace, a cozy dining area, and a functional kitchen with a raised-up island can be used as a bar or breakfast seating area – perfect for daily living and entertaining. The large backyard provides plenty of space for gardening, outdoor fun, or future landscaping ideas.

Upstairs, you'II find two generously sized bedrooms, a primary bedroom with ensuite, and an additional full bathroom with a soaker tub. The finished basement adds even more value â€" ideal for a home gym, recreation area, or guest suite â€" complete with another 4-piece bathroom featuring a walk-in shower. Citadel is a desirable NW Calgary community, known for its peaceful streets, parks, and schools. This home is ideally located just 8 minutes to Costco and Beacon Hill Shopping Centre, and 9 minutes to Crowfoot Crossing, with over 300 shops and services. Quick access to Stoney Trail and Country Hills Blvd makes commuting easy.

Well priced home that needs some TLC to suit







your taste.

#### Built in 1997

#### **Essential Information**

MLS® # A2252090 Price \$599,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,514
Acres 0.11
Year Built 1997

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 263 Citadel Meadow Grove Nw

Subdivision Citadel
City Calgary
County Calgary
Province Alberta
Postal Code T3G 4K7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Insulated

# of Garages 2

## Interior

Interior Features Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Landscaped, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 29th, 2025

Days on Market 50

Zoning R-CG

# **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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