# \$995,000 - 99 Citadel Grove Nw, Calgary

MLS® #A2256047

## \$995,000

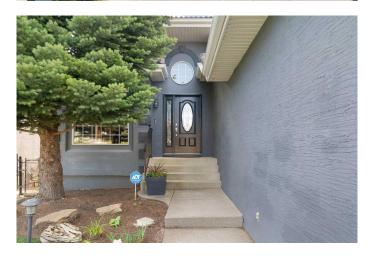
4 Bedroom, 3.00 Bathroom, 1,682 sqft Residential on 0.13 Acres

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 14' 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 \$995,000 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, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No

Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Wet Bar

Appliances Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window

Coverings

Heating Central, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Family Room, Gas, Stone, Three-Sided

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Awning(s), Balcony, Rain Gutters

Lot Description Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Landscaped

Roof Concrete, Tile

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 11th, 2025

Days on Market 48

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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