

\$828,000 - 549 Citadel Meadow Bay Nw, Calgary

MLS® #A2221373

\$828,000

4 Bedroom, 4.00 Bathroom, 2,011 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

****OPEN HOUSE SUN MAY 25

1-4PM****Welcome to this Charming 2 storey Walkout home located in a quiet cul de sac offering 2,011 sq ft of comfortable and stylish living space, ideally located backing onto a serene greenbelt and ravine enjoy peaceful tree lined views from your own backyard oasis. This home features new triple pane windows throughout, filling the home with natural light, and newly finished hardwood floors that add warmth and elegance to the main living areas. The spacious layout includes main floor laundry with washer and dryer, and a new exterior door for added efficiency and curb appeal. The heart of the home is the updated kitchen, complete with a walk in pantry, added cupboard storage, a large quartz island, and an upgraded stone back splash perfect for cooking, entertaining, or everyday family meals. The kitchen opens to the living room with a cozy fireplace, creating a welcoming and connected main floor. Upstairs features a large loft ideal for a office /study area, a spacious Master bedroom suite includes a walk-in closet and a spa-like 4-piece en suite. Two additional bedrooms provide ample space for family or guests. The fully finished walk-out basement offers a fourth bedroom, a large recreation room, a wet bar and a flex/workshop room, ideal for hobbies, a home office, or extra storage. Enjoy the outdoors with direct access to walking trails, while the garage is outfitted with extra lighting and multiple outlets, adding convenience for any



project or hobby. This home is move in ready with a Air Conditioner, Gas BBQ hook up, Central Vacuum and high efficiency furnace. Call now to view this home which combines comfort, modern updates, and a picturesque location an ideal place to call home.

Built in 2001

Essential Information

MLS® #	A2221373
Price	\$828,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	549 Citadel Meadow Bay Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl
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	Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Storage, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Private, Garden
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
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