

\$634,888 - 513 Citadel Meadow Bay Nw, Calgary

MLS® #A2262359

\$634,888

4 Bedroom, 4.00 Bathroom, 1,636 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

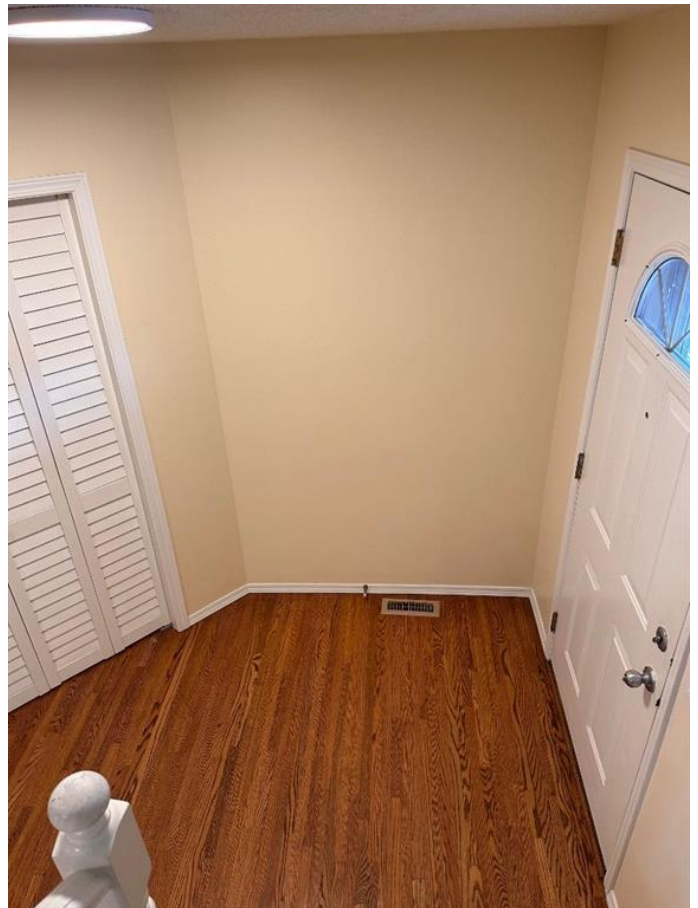
Welcome to this beautifully updated and fully developed 2-storey home offering over 2,250 Sq Ft of finished living space, ideally located in a quiet Crescent in Citadel Meadows, one of NW Calgary's most sought-after communities. Situated on a generous lot, this home provides a safe and spacious environment for families, with ample room for children to play in the backyard or on the quiet street.

The main level features hardwood flooring, a bright and open-concept living/dining/kitchen area, and access to a massive sunlit deck—perfect for entertaining. Recent upgrades include new windows (2019), roof shingles (2014), hot water tank, and paint (2017). Upstairs, you'll find three spacious bedrooms, including a primary suite with a full ensuite, and a second full bathroom. The fully finished basement offers a versatile space for a games room, media room, or guest suite, complete with a full bathroom.

Additional features include a double attached garage, proximity to parks, schools, shopping, and easy access to major roads.

Market Insight: Citadel and NW Calgary continue to show strong market resilience. While many areas in Calgary have seen price declines, Northwest Calgary remains one of the few regions with year-over-year benchmark price increases.

This home is a rare find in a community that



continues to retain its value and attract families and investors alike. Book your appointment

Built in 2001

Essential Information

MLS® #	A2262359
Price	\$634,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,636
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	513 Citadel Meadow Bay Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground, Private
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	October 14th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Unison Realty Group Ltd.
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