

# \$669,900 - 407 Citadel Meadow Bay Nw, Calgary

MLS® #A2252911

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,815 sqft  
Residential on 0.11 Acres

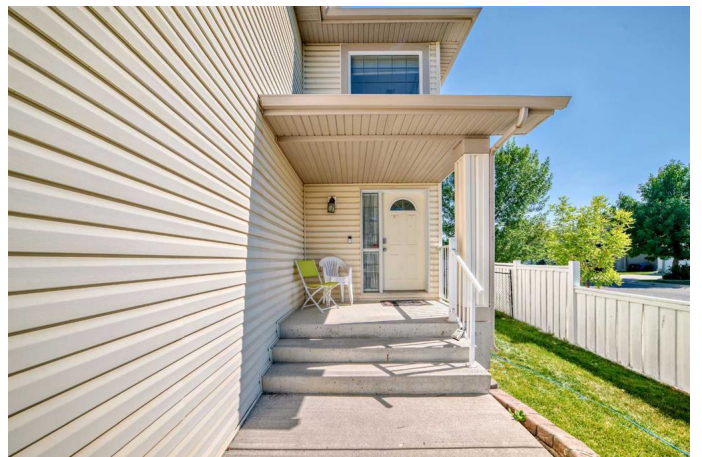
Citadel, Calgary, Alberta

Welcome to large corner lot in the heart of Citadel. This well located 2 storey is situated in a quiet cul de sac. With over 1,800 sq ft above grade + a fully developed basement, this home has tons of size to accommodate a growing family. The main floor has a large living room with large windows looking out to the east facing backyard. The kitchen has an island with updated appliances along with a large sitting area that also overlooks the backyard. Access to a huge deck that is great for enjoying our warm summer months. In addition, a 2 piece bathroom + laundry are on the main level. The upper floor has a huge bonus room with a gas fireplace above the attached garage. There are 3 bedrooms and 2 full baths. The primary bedroom has a walk in closet. The roof was replaced in 2022. The basement is fully developed with a room that could easily be a bedroom if the window was enlarged to meet current building code. There is a spacious rec room along with a few storage rooms. There is also a 3 piece bathroom. The home is walking distance to a few schools in the area, walk paths and ravine and a short drive to Stoney Trail + Beacon Hill for your shopping needs.

Built in 2001

## Essential Information

MLS® #	A2252911
Price	\$669,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,815
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	407 Citadel Meadow Bay Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Z2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
-------------------	------------------

Lot Description	Back Yard, Corner Lot, Cul-De-Sac, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 1st, 2025
Days on Market	13
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.