

# \$628,000 - 57 Citadel Gardens Nw, Calgary

MLS® #A2235702

**\$628,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Welcome Home to Your Citadel Bungalow

This beautifully maintained 1,232.22-square-foot bungalow is nestled on a quiet street in the highly sought-after community of Citadel. Located in a quiet, family-friendly neighbourhood, this home is designed to meet the needs of both families and seniors, combining peaceful living with easy access to schools, shopping centers, and other amenities.

As you step inside, the vaulted ceilings create an inviting sense of space and light. The main floor features two generously sized bedrooms and two full bathrooms, offering comfort and practicality for everyday living. The second full bathroom is thoughtfully designed with dual access, including a private door from the second bedroom—making it function perfectly as another ensuite. The living and dining areas provide a welcoming environment, ideal for family gatherings or quiet evenings at home.

This home has been meticulously updated to ensure comfort and reliability. It has been well cared for inside and out, reflecting true pride of ownership. Recent upgrades include a new hot water tank (2023), a new fridge (2023), a new furnace with UV light for air sanitization (2020), a new stove (2021), and a new water pipe system replaced in 2025. These updates make the home move-in ready and worry-free.



The attached double garage offers secure parking and ample storage space, and it includes a Chamberlain Smart Garage Hub for added convenience. Additionally, the property has no sidewalk pathways to clear of snow, reducing winter maintenance.

With its quiet location, recent upgrades, quiet neighbourhood, and versatile layout, this home is perfectly suited for seniors seeking easy living or families looking for a comfortable place to grow.

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235702    |
| Price          | \$628,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,232       |
| Acres          | 0.10        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 57 Citadel Gardens Nw |
| Subdivision | Citadel               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G3X5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer

Heating High Efficiency, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Other, Private Entrance

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 30th, 2025

Days on Market 33

Zoning R-CG

### Listing Details

Listing Office eXp Realty

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.