

# \$599,900 - 263 Citadel Meadow Grove Nw, Calgary

MLS® #A2252090

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,514 sqft  
Residential on 0.11 Acres

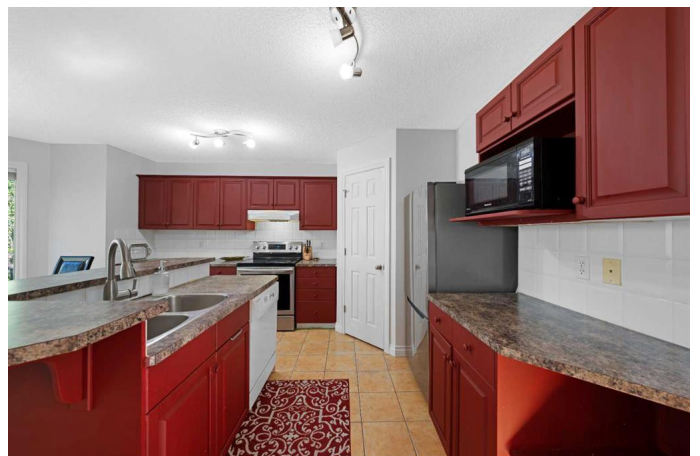
Citadel, Calgary, Alberta

Welcome to 263 Citadel Meadow Grove NW  
â€” a fantastic single-family home with a double attached garage, located in the heart of the quiet and established community of Citadel. This property offers 3 bedrooms upstairs and a fully developed basement, all for under \$600,000.

Step inside to a bright open-concept layout featuring a spacious family room with a fireplace, a cozy dining area, and a functional kitchen with a raised-up island can be used as a bar or breakfast seating area â€” perfect for daily living and entertaining. The large backyard provides plenty of space for gardening, outdoor fun, or future landscaping ideas.

Upstairs, youâ€™ll find two generously sized bedrooms, a primary bedroom with ensuite, and an additional full bathroom with a soaker tub. The finished basement adds even more value â€” ideal for a home gym, recreation area, or guest suite â€” complete with another 4-piece bathroom featuring a walk-in shower. Citadel is a desirable NW Calgary community, known for its peaceful streets, parks, and schools. This home is ideally located just 8 minutes to Costco and Beacon Hill Shopping Centre, and 9 minutes to Crowfoot Crossing, with over 300 shops and services. Quick access to Stoney Trail and Country Hills Blvd makes commuting easy.

Well priced home that needs some TLC to suit



your taste.

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252090    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,514       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 263 Citadel Meadow Grove Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4K7                     |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)     |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | Central Air                                                |
| Fireplace         | Yes                                                        |

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

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-CG              |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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