

\$649,000 - 187 Citadel Meadow Grove Nw, Calgary

MLS® #A2261705

\$649,000

5 Bedroom, 4.00 Bathroom, 1,415 sqft

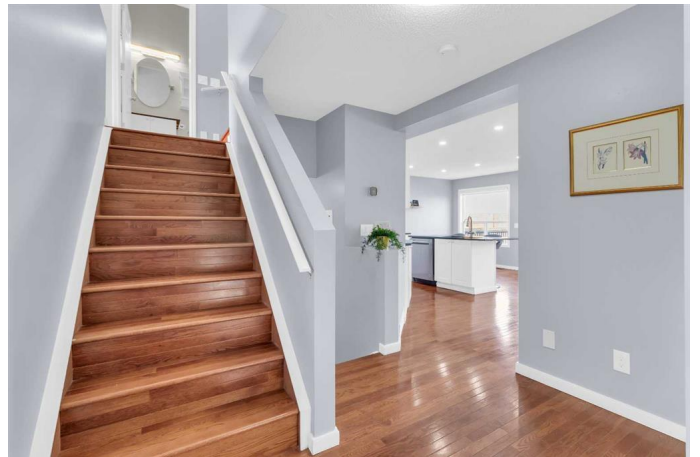
Residential on 0.11 Acres

Citadel, Calgary, Alberta

Imagine moving into a 5-bedroom family home in the heart of Citadel that's already been taken care of for you. With over 1,800 sq ft of living space, 3.5 bathrooms, a fully finished basement with 2 bedrooms and a full bath, plus a spacious bonus room, this home offers all the space and flexibility a family needs. The updates here give you total peace of mind: a brand-new furnace (2024), hot water tank (2025), full Poly-B to PEX plumbing (2025), water softener and purifier (2025), newer appliances (2023), fresh paint, updated bathrooms, shingle replacement within the last 7-10 years, and the home is Pre-Inspected. The work has been done, so you can just enjoy living here.

On the main floor, the open-concept layout brings everyone together. The modern kitchen with granite counters and island seating flows into the dining and living areas, creating the perfect setup for family time or entertaining friends. Upstairs, the large bonus room and 3 bedrooms give everyone their own space, while the basement provides even more room for extended family, guests or a home office. Step outside and you are in a family-friendly neighbourhood with parks, pathways, and playgrounds. Citadel Park School (K-4) is just a short walk away, and with quick access to Stoney Trail, Beacon Hill Costco, Superstore, Crowfoot Shopping Centre, dining and the C-Train, convenience is part of daily life.

Move-in ready, Pre-Inspected, and with every



major upgrade already done! Book your showing today and see why this could be the perfect fit for your family.

Built in 1998

Essential Information

MLS® #	A2261705
Price	\$649,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,415
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	187 Citadel Meadow Grove Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4K9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

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