

# \$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

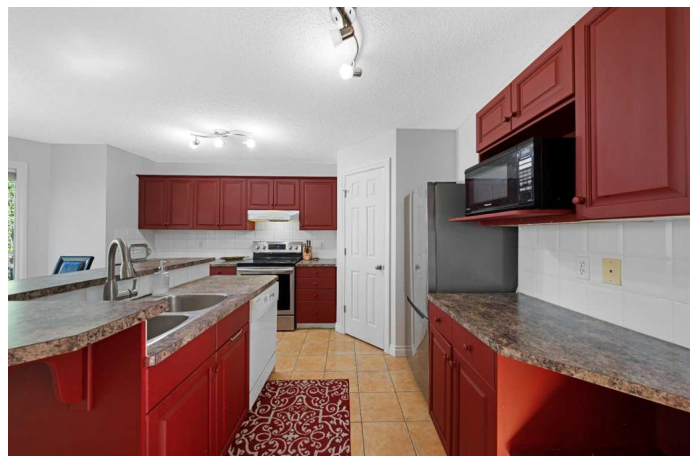
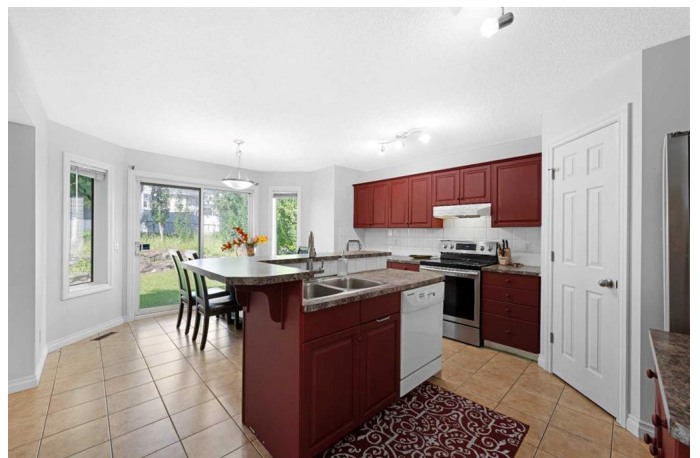
Citadel, Calgary, Alberta

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	17
Zoning	R-CG

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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