

# \$445,900 - 9 Citadel Estates Manor Nw, Calgary

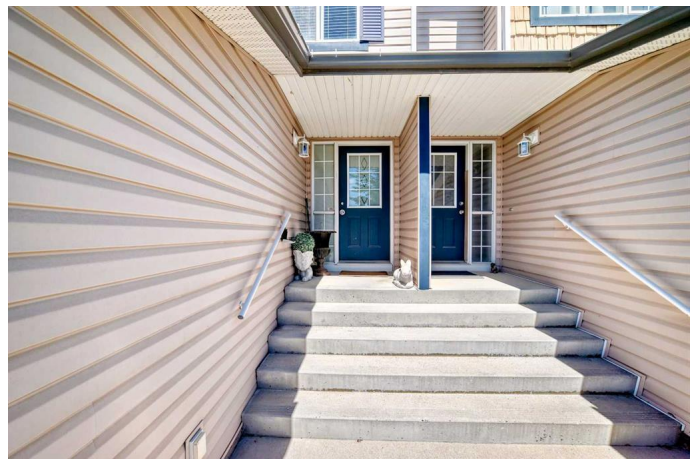
MLS® #A2226095

**\$445,900**

3 Bedroom, 2.00 Bathroom, 1,332 sqft  
Residential on 0.01 Acres

Citadel, Calgary, Alberta

UPDATED PRICING / EXCEPTIONAL VALUE. Discover Wonderful Living in this well managed complex in The Outlook in Citadel. Welcome to this stunning 3-bedroom, 1.5-bathroom home, perfectly situated on the 1st right units and in front of the visitors parking overlooking the mini green space and the serene south blue sky. This unit is designed for both comfort and style. The main level has your porch, main entrance with an ample space for other knickknacks and a side door to your reserved garage. Inside, you'll find an open-concept layout that seamlessly blends elegance with functionality, it features a spacious kitchen with modern cabinetry, a kitchen island/counter that can serve as a buffet station, a free-flowing living area and a dining space with a private backyard that is perfect area to relax and entertain. On the upper level has the large master bedroom, the 2 extra great bedrooms and the 4 pcs bathroom. The fully finished basement has a massive flexible/family room, an enclosed laundry area and a walled storage, furnace/utility room. Every detail has been thoughtfully considered to create a warm and inviting atmosphere. Don't miss the chance to own this exquisite property. Townhouses for sale in this complex are few and far between. Schedule your private tour today and experience this exceptional home firsthand. PRICE REDUCED AND OWNER IS VERY EAGER TO SELL



Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226095      |
| Price          | \$445,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,332         |
| Acres          | 0.01          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9 Citadel Estates Manor Nw |
| Subdivision | Citadel                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 5M6                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Parking, Playground, Trash, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached                            |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Other  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 33             |
| Zoning         | M-CG d44       |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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