

# \$650,900 - 407 Citadel Meadow Bay Nw, Calgary

MLS® #A2252911

**\$650,900**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

PRICE DROP SEPT 15! Welcome to large corner lot in the heart of Citadel. This well located 2 storey is situated in a quiet cul de sac. With over 1,800 sq ft above grade + a fully developed basement, this home has tons of size to accommodate a growing family. The main floor has a large living room with large windows looking out to the east facing backyard. The kitchen has an island with updated appliances along with a large sitting area that also overlooks the backyard. Access to a huge deck that is great for enjoying our warm summer months. In addition, a 2 piece bathroom + laundry are on the main level. The upper floor has a huge bonus room with a gas fireplace above the attached garage. There are 3 bedrooms and 2 full baths. The primary bedroom has a walk in closet. The roof was replaced in 2022. The basement is fully developed with a room that could easily be a bedroom if the window was enlarged to meet current building code. There is a spacious rec room along with a few storage rooms. There is also a 3 piece bathroom. The home is walking distance to a few schools in the area, walk paths and ravine and a short drive to Stoney Trail + Beacon Hill for your shopping needs.

Built in 2001

## Essential Information

MLS® #                      A2252911

Price                        \$650,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,815
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	407 Citadel Meadow Bay Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Z2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
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Lot Description	Back Yard, Corner Lot, Cul-De-Sac, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 1st, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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