

# \$780,000 - 132 Citadel Meadow Bay Nw, Calgary

MLS® #A2247391

**\$780,000**

5 Bedroom, 4.00 Bathroom, 1,898 sqft  
Residential on 0.12 Acres

Citadel, Calgary, Alberta

Nestled on a quiet cul-de-sac in the highly sought-after community of Citadel, this exceptional family home offers 5 bedrooms , 3.5 bathrooms and a true gardenerâ€™s haven. Designed with an open floor plan, itâ€™s perfect for hosting gatherings and making lasting memories.

The main level showcases a welcoming living room and dining room, along with a bright, high-ceiling open family room featuring a cozy corner fireplace and uninterrupted backyard views framed by a sleek glass railing. The well-equipped kitchen boasts a large island with a breakfast bar, abundant counter space, numerous drawers, and a walk-in pantry. A newly installed gas line is ready behind the stove. A versatile office, powder room, and laundry area complete this floor.

Upstairs, youâ€™ll find two spacious bedrooms plus a sun-filled primary suite. The luxurious ensuite offers soaker tub surrounded by windows, and beautiful garden views.

The basement expands your living space with a generous rec room, two additional and a newly finished 3-piece bathroom.

Step outside into the west-facing backyardâ€”an absolute dream for gardening enthusiastsâ€”featuring greenhouse to extend your growing season. The fully fenced yard offers plenty of room for children to play. Ideally located within walking distance to schools, parks, and transit, with quick access to Stoney Trail, Crowchild Trail, and nearby shopping centers. Numerous recent upgrades



add to the charm and functionality of this well-loved home”making it a perfect choice for your next chapter.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247391    |
| Price          | \$780,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,898       |
| Acres          | 0.12        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 132 Citadel Meadow Bay Nw |
| Subdivision | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G4Z5                    |

**Amenities**

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

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings             |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Garden                             |
| Lot Description   | Cul-De-Sac, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 59               |
| Zoning         | R-CG             |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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.