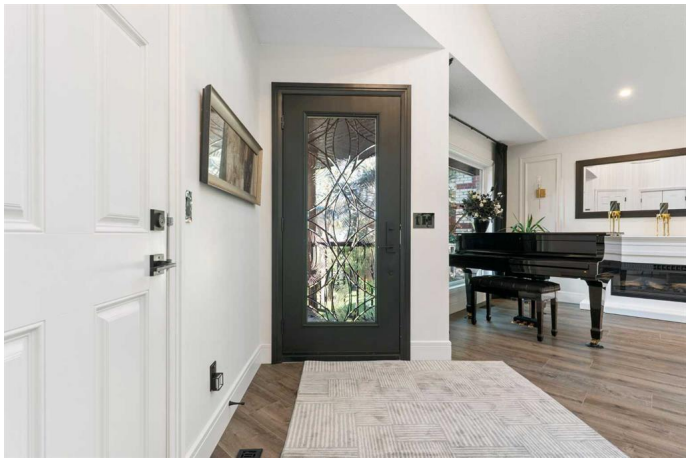
$849,900 - 108 Citadel Park Nw, Calgary

MLS® #A2253856

$849,900
5 Bedroom, 3.00 Bathroom, 1,353 sqft
Residential on 0.11 Acres



Citadel, Calgary, Alberta

Phenomenally located on one of the most desirable streets in Citadel Park Estates, this beautifully rebuilt home backs directly onto Citadel Park and offers a rare combination of high-end renovation, incredible outdoor access, and flexible living options. With a legal walk-up entrance, a full second kitchen, and separate laundry, the lower level functions as an illegal suiteâ€”ideal for rental income, multi-generational families, or extended guest stays.

Stripped to the studs and reimagined with premium finishes throughout, this home features vaulted ceilings, sunny skylights, and central air conditioning, creating a bright and inviting atmosphere. The main level offers elegant separation between spaces while maintaining a cohesive flow. The front living and dining areas are defined yet open in feel, offering a stylish fireplace, oversized windows, and elegant finishes that set the tone for the entire home.

The kitchen, tucked around the corner for a bit of privacy, showcases designer details including stone countertops, a striking full-height backsplash, high-end appliances, white cabinetry, a large central island with bar seating, and a charming breakfast nook overlooking the backyard and park. Patio doors open to the upper deck, making indoor-outdoor living seamless.

The primary bedroom is a true retreat, complete with vaulted ceilings, a generous walk-in closet, and a spa-like ensuite with an oversized shower and heated towel rack. Two additional bedrooms and a fully updated four-piece bathroom complete the main floor. Separate laundry on this level adds practical convenience.

The fully finished walkout basement continues the same high-quality design and includes a full kitchen, a spacious living room with a cozy fireplace, two large bedrooms, a beautifully renovated bathroom, and its own laundry area. Large windows and a private entrance make it feel bright, open, and self-containedâ€”ideal for an illegal suite or extended family.

The backyard offers two tiers of outdoor living, including a raised BBQ deck and a lower-level walkout patio that opens directly to Citadel Park. While the yard is modest in size, itâ€™s incredibly functional and thoughtfully landscaped with a gate for direct park access, giving children or pets instant entry to green space, playgrounds, and courtsâ€”all just steps from home.

Additional highlights include an EV charging station in the garage, water softener, rough-ins for security cameras, and upgraded lighting throughout. Located close to schools, transit, shopping, and the Citadel Community Centre, this home blends modern style, thoughtful design, and one of the most scenic locations in the northwest.

Built in 1994

Essential Information

MLS® #	A2253856
Price	$849,900
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,353
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	108 Citadel Park Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Y1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters, Low Flow Plumbing Fixtures, Soaking Tub
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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