

# \$624,900 - 18 Citadel Vista Green Nw, Calgary

MLS® #A2254895

**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.08 Acres

Citadel, Calgary, Alberta

Siding onto a park in the popular family community of Citadel is this beautifully updated two storey tucked away in this quiet cul-de-sac within walking distance to bus stops & only minutes to neighbourhood schools & shopping. Mint condition, air conditioned home with upgraded laminate & vinyl tile floors, total of 4 bedrooms & 2.5 baths, fenced backyard with fantastic 2-level deck, renovated kitchen with quartz countertops & a host of improvements including brand new carpets, furnace & hot water tank, interior paint & appliances. Super family-friendly floorplan featuring the sun-drenched living room with Southwest-facing windows, which leads into the open concept dining room & white kitchen (renovated in 2017) with island & walk-in pantry, glistening subway tile backsplash, soft-close cabinet doors/drawers & stainless steel appliances including Bosch dishwasher & Samsung stove/convection oven. Upstairs there are 3 terrific bedrooms & renovated full bathroom; the primary bedroom has a walk-in closet, custom feature wall (2019) & its own private cheater access into the bathroom. The Southwest-facing bedroom enjoys partial mountain views & the "middle" bedroom has views of the park & a wall of built-in cabinets (installed in 2024). Renovated in 2018, the full bathroom has 2 new sinks, toilet, mirrors & tile flooring. The lower level is beautifully finished with a 4th bedroom " with built-in cabinets (new in 2018), bathroom with shower & office/rec room area with wet bar.



Convenient main floor laundry & powder room (with new vanity in 2018) with new Maytag washer (2021) & Samsung dryer (2017). Backyard is fully fenced & landscaped, complete with a wonderful 2-level deck with built-in planters & access into the detached 2 car garage. Among the extensive improvements (over the last 8 years) & features: new carpets (May 2025), low-flow/dual-flush toilets, interior paint (2018 & 2025), furnace & 50gallon hot water tank (2017), main floor interior doors (2021), front door (2024) & deck doors (2018), oak hardwood floors on staircase & 2nd floor landing (2022), garage insulation & central air (2018), lower deck/planters (2019), kitchen appliances (2017) & the stairs/railing/skirting on the front porch (2023). A truly incredible & loving maintained home here in this prime location with both St Brigid & Citadel Park schools only minutes away, quick access to Country Hills Blvd to take you to major retail centers, Shane Homes YMCA & the LRT. Everything you could want in your new home & more!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254895    |
| Price          | \$624,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,224       |
| Acres          | 0.08        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 18 Citadel Vista Green Nw |
| Subdivision | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4W7                   |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 2                                                                  |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Insulated |
| # of Garages   | 2                                                                  |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                    |
| Heating           | Forced Air, Natural Gas                                                                                                                      |
| Cooling           | Central Air                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                               |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views, Greenbelt |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Siding                                                |
| Foundation        | Poured Concrete                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 59                   |
| Zoning         | R-CG                 |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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