

# \$679,900 - 18 Citadel Vista Green Nw, Calgary

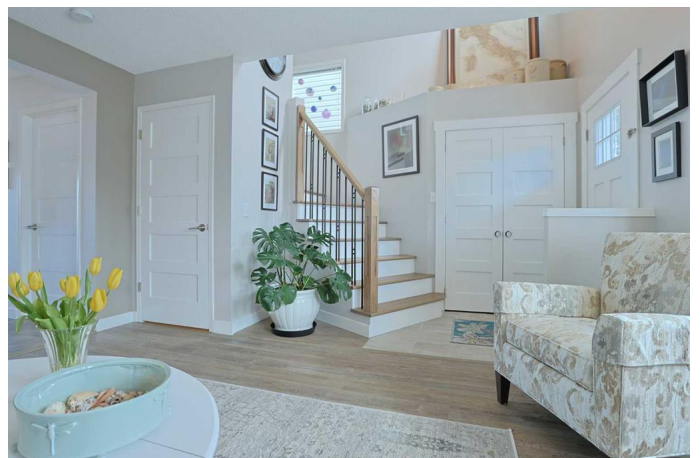
MLS® #A2202900

**\$679,900**

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 bathrooms, fenced backyard with fantastic 2-level deck, renovated kitchen with quartz countertops & a host of improvements including 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: 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. Welcome to your new home!

Built in 1999

### **Essential Information**

MLS® #	A2202900
Price	\$679,900
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	Double Garage Detached, Insulated, Alley Access, Garage Faces Rear
# 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, Greenbelt, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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