

# \$439,000 - 9 Citadel Estates Manor Nw, Calgary

MLS® #A2226095

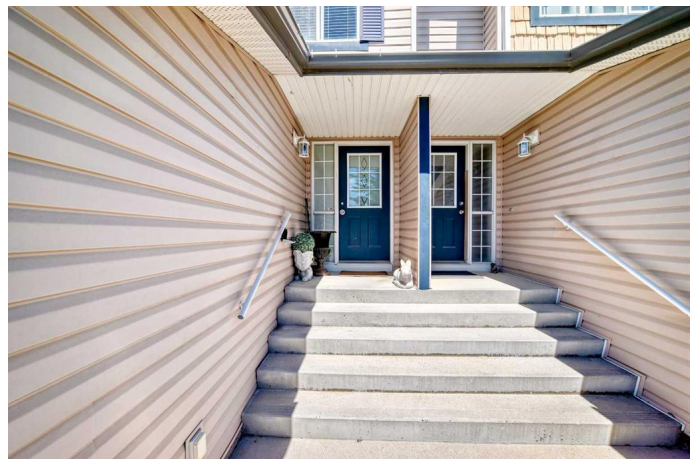
**\$439,000**

3 Bedroom, 2.00 Bathroom, 1,332 sqft  
Residential on 0.01 Acres

Citadel, Calgary, Alberta

**PRICE REDUCED FOR QUICK SALE.**

Discover Wonderful Living in this well managed complex in The Outlook in Citadel. Welcome to this stunning 3-bedroom, 1.5-bathroom home, perfectly situated on the 1st right units and in front of the visitors parking overlooking the mini green space and the serene south blue sky. This unit is designed for both comfort and style. The main level has your porch, main entrance with an ample space for other knickknacks and a side door to your reserved garage. Inside, you'll find an open-concept layout that seamlessly blends elegance with functionality, it features a spacious kitchen with modern cabinetry, a kitchen island/counter that can serve as a buffet station, a free-flowing living area and a dining space with a private backyard that is perfect area to relax and entertain. On the upper level has the large master bedroom, the 2 extra great bedrooms and the 4 pcs bathroom. The fully finished basement has a massive flexible/family room, an enclosed laundry area and a walled storage, furnace/utility room. Every detail has been thoughtfully considered to create a warm and inviting atmosphere. Don't miss the chance to own this exquisite property. Townhouses for sale in this complex are few and far between. Schedule your private tour today and experience this exceptional home firsthand. **PRICE ADJUSTED AND OWNER IS VERY EAGER TO SELL**



Built in 2002

### Essential Information

MLS® #	A2226095
Price	\$439,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,332
Acres	0.01
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	9 Citadel Estates Manor Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M6

### Amenities

Amenities	Park, Parking, Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, No Smoking Home, Walk-In Closet(s), No Animal Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 1st, 2025
Days on Market	86
Zoning	M-CG d44

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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