

\$749,900 - 11 Citadel Vista Close Nw, Calgary

MLS® #A2263602

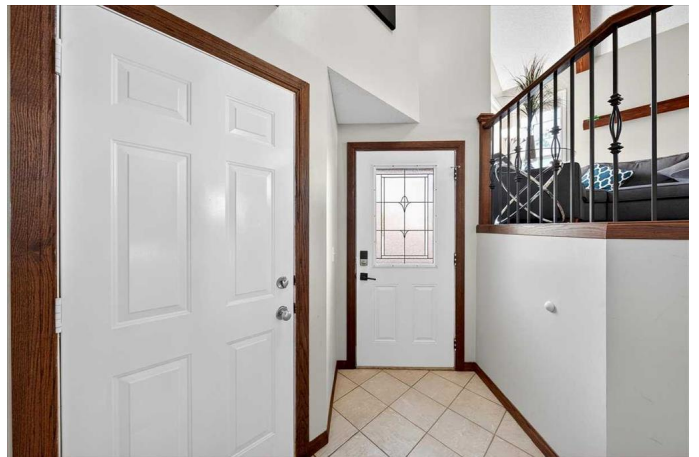
\$749,900

5 Bedroom, 3.00 Bathroom, 1,554 sqft
Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully upgraded and spacious bi-level home, perfectly situated on a sunny corner lot in a family-friendly neighbourhood of Citadel. With over 2,500 sq.ft. of total developed space, this home offers an exceptional layout, including a legal walk-out basement suite – ideal for extended family or income potential. Step inside to soaring vaulted ceilings with custom Fir box beams, creating warmth and architectural charm. The main floor features a bright and open living room, a formal dining room, and a cozy family room with a corner gas fireplace – a perfect spot for relaxing or entertaining. Plenty of natural lights flowing through big windows. The upgraded kitchen is both functional and stylish, with quartz countertops, a large island with seating for four, soft-close cabinets and drawers, stainless steel appliances. Step outside to your beautifully landscaped backyard, complete with a pressure-treated deck with privacy screens, mature bushes, perennials, and fruit trees including apples.

The main level includes three bedrooms, while the primary suite is tucked away on its own upper level, offering extra privacy. The spacious retreat features a walk-in closet and a 4-piece en-suite bathroom. The fully finished, legal walk-out basement SUITE adds tremendous flexibility, complete with two additional bedrooms, a full 3-piece bath, a den/storage room, and a large rec room. A dedicated laundry area with upper cabinetry is



located in the mechanical room. Additional upgrades and features include : Central Air Conditioning, Newer High-Efficiency Furnace (2018), No-String Cordless Blinds, Insulated Garage with Updated Thermal Door & Opener, Corner Lot with Extra Natural Light & Space. Ideally located within walking distance to schools, parks, and transit, with quick access to Stoney Trail, Crowchild Trail, and nearby shopping centers. Recently LEGALIZED basement SUITE adds charm and functionality of this well-loved homeâ€”making it a perfect choice for your next chapter. Check out the virtual link for more information.

Built in 2002

Essential Information

MLS® #	A2263602
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,554
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	11 Citadel Vista Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4W6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt
Construction	Concrete, Post & Beam, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.