

# \$645,000 - 366 Citadel Drive Nw, Calgary

MLS® #A2256186

**\$645,000**

3 Bedroom, 2.00 Bathroom, 1,188 sqft  
Residential on 0.09 Acres

Citadel, Calgary, Alberta

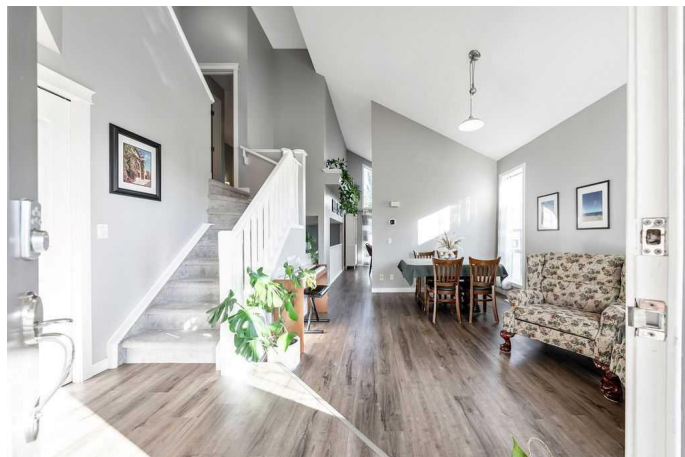
Beautifully Updated 3-Level Split with Two  
Garages in Citadel

Located in the family-friendly community of Citadel, this well-maintained 3-level split has been thoughtfully updated and offers 3 bedrooms and 2 full 4-piece bathrooms, including a private ensuite for the primary suite.

Recent upgrades include 30-year Corning shingles on the house (2017) and detached garage (2023), newer vinyl plank flooring, plush grey carpet, updated lighting, and freshly painted white cabinetry, stair rails, trim, and door headers.

The vaulted ceiling enhances the open layout and brings in abundant natural light through large windows, including a striking angled kitchen window. The kitchen showcases painted cabinetry, newer stainless-steel appliances, new centre island, vaulted ceilings and an abundance of natural light. Flowing from the kitchen into the fully fenced, sunny backyard enjoy two composite decks, a fire pit and beautiful perennial gardens (strawberries, raspberries, blueberries, and rhubarb).

Upstairs, the spacious primary suite includes a walk-in closet and 4-piece ensuite. Two additional bedrooms offer cushioned window seats and share a full 4-piece bath.



The lower level features a cozy family room with a gas fireplace, soaring ceiling, and a conveniently located laundry room. Central air conditioning ensures year-round comfort.

A true highlight of this property is the rare two-garage setup: a double attached garage plus an oversized 16â€™ x 22â€™ insulated and heated single detached garage—ideal for year-round projects, extra storage, or a workshop.

This home is within walking distance to parks and St. Brigid School (K-9) and offers easy access to Country Hills Blvd., Sarcee Trail, Stoney Trail, Nose Hill Dr., and Crowchild Trail. Nearby amenities include the YMCA, movie theatre, major shopping, and dining.

A beautifully updated home with two garages in a sought-after community—don't miss your chance!

Built in 2000

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2256186      |
| Price          | \$645,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,188         |
| Acres          | 0.09          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|         |                      |
|---------|----------------------|
| Address | 366 Citadel Drive Nw |
|---------|----------------------|

|             |         |
|-------------|---------|
| Subdivision | Citadel |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 4W2 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 5                                              |
| Parking        | Double Garage Attached, Single Garage Detached |
| # of Garages   | 3                                              |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Vaulted Ceiling(s)                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Family Room, Gas                                                                                                       |
| Has Basement      | Yes                                                                                                                    |
| Basement          | See Remarks                                                                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Storage, Fire Pit     |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-CG                 |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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