\$798,000 - 39 Citadel Crest Heath Nw, Calgary

MLS® #A2236130

\$798,000

4 Bedroom, 4.00 Bathroom, 2,202 sqft Residential on 0.14 Acres

Citadel, Calgary, Alberta

Located in the heart of Citadel at the end of a peaceful cul-de-sac, this generously sized home sits on an expansive pie-shaped lot backing directly onto open green space and sports fieldsâ€"an ideal setting for families who value space and privacy. With nearly 3,000 sq.ft. of developed space, this home offers a functional layout with multiple living areas including a front flex room, large kitchen with island seating, and a bright dining nook overlooking the backyard. The walkout basement is fully developed with a rec room, fitness area, games space, and wet barâ€"ready to host family and friends. While some interior updates may be considered, the home presents a fantastic opportunity to personalize and add value. Conveniently close to schools, shopping, and commuter routes, this property combines size, location, and long-term potential in one of NW Calgary's most family-friendly communities.

Built in 1999

Bathrooms

Essential Information

MLS®# A2236130 Price \$798,000 Bedrooms 4 4.00

Full Baths 3

Half Baths 1

Square Footage 2,202







0.14 Acres Year Built 1999

Type Residential Sub-Type Detached Style 2 Storey Status Active

Community Information

Address 39 Citadel Crest Heath Nw

Subdivision Citadel City Calgary County Calgary **Province** Alberta Postal Code T3G4W4

Amenities

Parking Spaces 4

Parking Double Garage Attached

2 # of Garages

Interior

Interior Features See Remarks

Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, **Appliances**

Range Hood, Refrigerator, Washer, Window Coverings, Satellite TV

Dish

Fireplace(s), Forced Air, Natural Gas Heating

Cooling None Fireplace Yes # of Fireplaces 2 **Fireplaces** Gas Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit

Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot Lot Description

Roof Asphalt Shingle Construction Vinyl Siding

Foundation **Poured Concrete**

Additional Information

Date Listed July 2nd, 2025

Days on Market 66

Zoning R-CG

Listing Details

Listing Office Top Producer Realty and Property Management

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