

# \$534,999 - 105 Citadel Lane Nw, Calgary

MLS® #A2230132

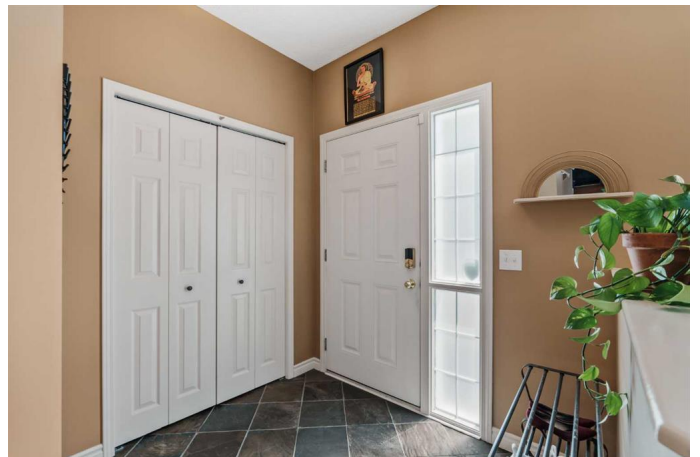
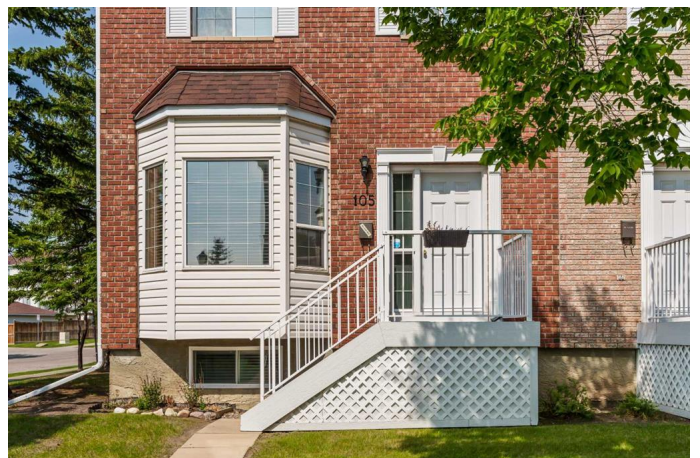
**\$534,999**

4 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.05 Acres

Citadel, Calgary, Alberta

Welcome to 105 Citadel Lane NW! This exceptionally maintained semi-detached end-unit townhouse is located in the very sought-after Palisades of Citadel complex, and offers 4 beds, 2.5 baths with over 2200 sq ft of space on 3 levels! Upon entering, you'll be greeted by the bright spacious open floor plan featuring 9' ceilings, hardwood flooring, a front living area with a large bay window looking onto the park, a dining area that comfortably seats 8, and a rear family room with a gas fireplace adjacent to the kitchen making it perfect for hosting family and friends. The thoughtfully designed kitchen is complete with an abundance of cabinet and counter space, an island with built-in wine storage and pot/pan drawers, granite countertops, a double oven, and a pantry. Ascend the recently finished luxury vinyl plank stairs to the upper level where the flooring continues throughout the hallway and all 3 bedrooms. The primary bedroom is large enough for a king set and includes a walk-in closet and a bright 4-piece ensuite with a shower and a separate soaker tub. Finishing out the upper level are two additional good-sized bedrooms and a 4-piece main bath. The fully finished basement offers a cozy retreat with a gas fireplace on a thermostat, a rec room with a niche that makes the perfect at-home workspace, a 4th bedroom, laundry, and plenty of storage space! Step outside to your fully fenced backyard oasis with an upper composite deck plus a private lower patio and green space.



Keep your vehicles out of the elements year-round in your double garage! Conveniently located near Stony Trail, LRT, bus stops, schools (Citadel Park School, St. Brigid School, Robert Thirsk), libraries, parks, gas stations, and shopping centers including Crowfoot, Royal Oak and Beacon Hill (which includes Costco), this property offers easy access to all amenities and services. Book your showing today to see the true value this home has to offer!

Built in 1995

### Essential Information

MLS® #	A2230132
Price	\$534,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.05
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	105 Citadel Lane Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E1

### Amenities

Amenities	Visitor Parking
Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Level, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	M-C1 d75

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.