

# \$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

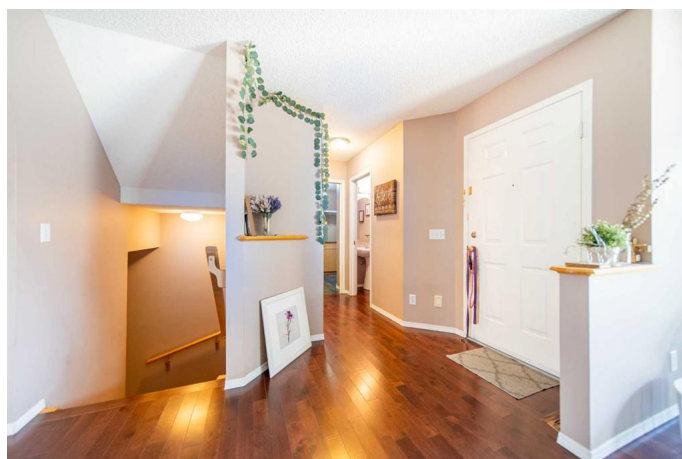
Citadel, Calgary, Alberta

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 fields—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 bar—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

## Essential Information

MLS® #	A2236130
Price	\$798,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,202



Acres	0.14
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
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Satellite TV Dish
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	81
Zoning	R-CG

### **Listing Details**

Listing Office	Top Producer Realty and Property Management
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