

# \$700,000 - 77 Citadel Ridge Green Nw, Calgary

MLS® #A2266438

**\$700,000**

4 Bedroom, 4.00 Bathroom, 1,954 sqft

Residential on 0.13 Acres

Citadel, Calgary, Alberta

Welcome to this solid two-storey, 1950 sq ft home located in the highly sought-after community of Citadel. Nestled on a quiet street backing onto a beautiful park with a playground, this property offers an inviting family atmosphere in one of Calgary's most desirable neighbourhoods.

This spacious four-bedroom home includes a large bonus room over the garage—perfect for a family entertainment area or kids' playroom. The oversized, spotless garage provides plenty of room for vehicles and storage. The main living areas feature charming views of the park from the kitchen and living room, while the large covered back deck is ideal for relaxing or hosting gatherings outdoors.

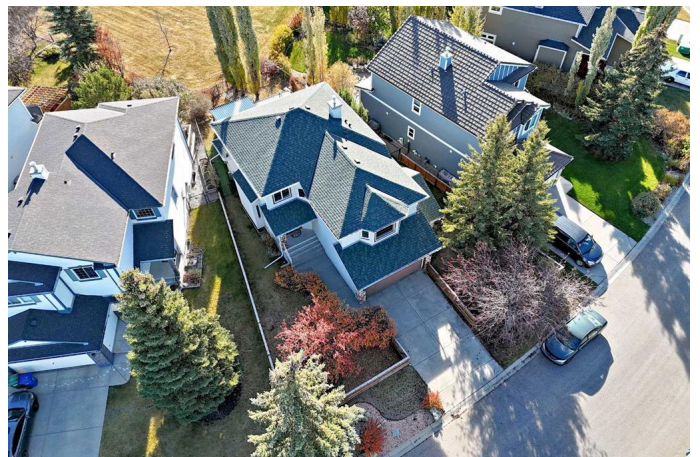
The home also boasts a spacious basement complete with a large bedroom and a convenient 3-piece "cheater" ensuite, offering fantastic flexibility for guests or extended family.

With just a fresh coat of paint, this property will feel brand new. Ideally situated near excellent schools, shopping, parks, and walking trails, it combines space, location, and value.

Priced to sell—book your showing today and discover the comfort and lifestyle that Citadel living has to offer.

Built in 1998

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2266438    |
| Price          | \$700,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,954       |
| Acres          | 0.13        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 77 Citadel Ridge Green Nw |
| Subdivision | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4P9                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Water Heater, Microwave, Refrigerator, Stove(s), Washer/Dryer                               |
| Heating           | Central, Fireplace(s), Forced Air                                                                           |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 2                                                                                                           |
| Fireplaces        | Basement, Gas, Living Room                                                                                  |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full                                                                                                        |

**Exterior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Purpose Realty |
|----------------|----------------|

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