

# \$789,900 - 11 Citadel Vista Close Nw, Calgary

MLS® #A2263602

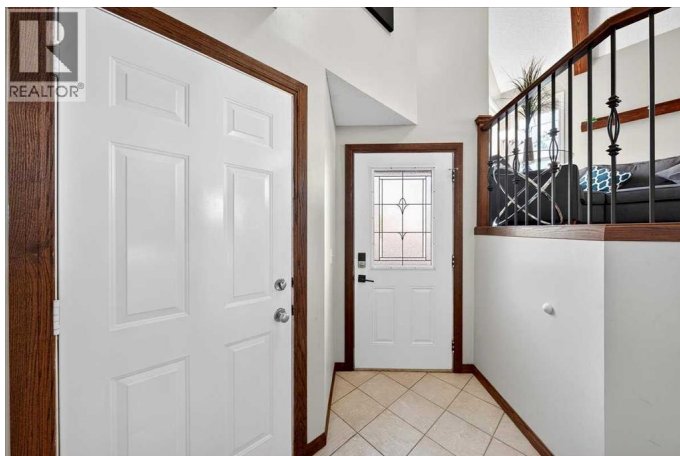
**\$789,900**

5 Bedroom, 3.00 Bathroom, 1,554 sqft

Single Family on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully upgraded and spacious bi-level home, perfectly situated on a sunny corner lot in a family-friendly neighbourhood of Citadel. With over 2,500 sq.ft. of total developed space, this home offers an exceptional layout, including a legal walk-out basement suite – ideal for extended family or income potential. Step inside to soaring vaulted ceilings with custom Fir box beams, creating warmth and architectural charm. The main floor features a bright and open living room, a formal dining room, and a cozy family room with a corner gas fireplace – a perfect spot for relaxing or entertaining. Plenty of natural lights flowing through big windows. The upgraded kitchen is both functional and stylish, with quartz countertops, a large island with seating for four, soft-close cabinets and drawers, stainless steel appliances. Step outside to your beautifully landscaped backyard, complete with a pressure-treated deck with privacy screens, mature bushes, perennials, and fruit trees including apples. The main level includes three bedrooms, while the primary suite is tucked away on its own upper level, offering extra privacy. The spacious retreat features a walk-in closet and a 4-piece en-suite bathroom. The fully finished, legal walk-out basement SUITE adds tremendous flexibility, complete with two additional bedrooms, a full 3-piece bath, a den/storage room, and a large rec room. A dedicated laundry area with upper cabinetry is located in the mechanical room.



Additional upgrades and features include :  
Central Air Conditioning, Newer  
High-Efficiency Furnace (2018), No-String  
Cordless Blinds, Insulated Garage with  
Updated Thermal Door & Opener, Corner Lot  
with Extra Natural Light & Space. Ideally  
located within walking distance to schools,  
parks, and transit, with quick access to Stoney  
Trail, Crowchild Trail, and nearby shopping  
centers. Recently LEGALIZED basement  
SUITE adds charm and functionality of this  
well-loved homeâ€”making it a perfect choice  
for your next chapter. Check out the virtual  
link for more information. (id:6289)

Built in 2002

**Essential Information**

Listing #	A2263602
Price	\$789,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,554
Acres	0.11
Year Built	2002
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	11 Citadel Vista Close Nw
Subdivision	Citadel
City	Calgary
Province	Alberta
Postal Code	T3G4W6

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	4

Parking	Attached Garage, Other
# of Garages	2

## Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Separate entrance, Walk out, Suite

## Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	CIR Realty
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