

# \$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

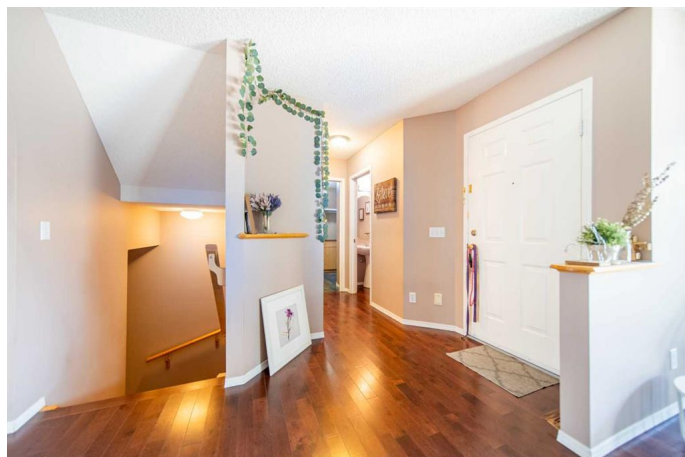
Citadel, Calgary, Alberta

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), Garburator, Range Hood, Refrigerator, Washer, Window Coverings, Satellite TV Dish |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                   |
| 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 | 34             |
| Zoning         | R-CG           |

**Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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