

# \$609,900 - 201 Citadel Forest Close Nw, Calgary

MLS® #A2259018

**\$609,900**

4 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

Wow – what a charming home! Perfectly positioned on one of the largest corner lots on Citadel Forest Close, this property truly has everything a young family could want, and then some. Welcome to 201 Citadel Forest Close NW – a fully developed 4-bedroom, 2.5 bath, 2-story home designed for both comfort and function.

Step inside and you™re greeted by an open and inviting main floor. The kitchen comes with newer stainless-steel appliances, flows seamlessly into a spacious eating area and a bright family room, where a cozy gas fireplace sets the stage for family gatherings or relaxing evenings. Upstairs, you™ll find three nicely sized bedrooms, including a large Primary room, ideal for growing families, complete with ample storage and natural light.

The fully finished basement offers even more flexibility with an additional bedroom, full bathroom and living space – perfect for guests, a home office, or a playroom. Outside, this oversized corner lot is a true gem. A sunny west-facing backyard invites endless afternoons outdoors, whether you™re gardening, entertaining, or watching the kids play. The attached sunroom extends the seasons, while the oversized single garage, large shed with power, and dedicated RV gate ensure there™s room for everything and everyone.

All of this comes with the convenience of being close to schools, parks, pathways, and shopping. Plus, with quick access to Stoney



Trail just 3 minutes away, youâ€™re  
seamlessly connected to anywhere in the city.  
This home isnâ€™t just a place to live â€“  
itâ€™s a place where family memories are  
made.

Built in 1999

**Essential Information**

MLS® #	A2259018
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	201 Citadel Forest Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4W8

**Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, See Remarks
Appliances	Dishwasher, Double Oven, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

## Additional Information

Date Listed	September 24th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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