

# 188 CITADEL CREST GREEN NW



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— THE **McKELVIE** —  
— GROUP.com

real  
Real Broker

# 188 CITADEL CREST GREEN NW

Nestled on a quiet corner lot in Citadel, a neighbourhood known for its family-friendly appeal, this home exudes a bright charm that's instantly welcoming. As you step inside, you encounter a versatile flex room, currently being used as a peaceful reading nook. It adjoins the family room at the back, maintaining a smooth flow throughout the home. Just around the corner, there's a private den, an ideal setup for a home office or study room. Next is the kitchen, practical and efficient in its design. Equipped with white cabinetry, an island, pantry, and stainless steel appliances, it's a great space that's well-prepared to handle the hustle and bustle of family meal times. This space naturally flows into the roomy dining nook, designed for family gatherings, whether it's everyday meals or special occasions. Leading on from the dining area, you're introduced to the heart of the home - the family room. Boasting a cozy fireplace, this expansive space is flexible enough to serve as multiple zones for relaxation, entertainment, or both. The main level also features a practical mudroom, leading to an oversized garage, adding both convenience and additional storage. On the second floor, you'll find four generously-sized bedrooms, each bathed in an abundance of natural light. The primary bedroom is a peaceful sanctuary, with its walk-in closet and ensuite, equipped with an oval jetted tub and separate shower. And for added convenience, the laundry is smartly nestled in a hallway closet on this level. In the basement, discover more with a wall of storage closets, a fifth bedroom, a full bathroom, and an ample rec/games room. A space to create your family's entertainment hub, be it a home theatre, games area, or a fitness zone. Now let's step outside, where a massive backyard awaits. It offers stamped concrete patios, setting the stage for memorable summer BBQs or cozy fire-pit gatherings, with still plenty of room for children's play. Just a short stroll up the street, the outdoor appeal continues. A children's playground, a pathway leading to Citadel Park School, playing fields, tennis & basketball courts, and the community center - all at your doorstep. And the abundance of walking and biking paths offer endless opportunities for family outings and adventures. And an added bonus come wintertime? No sidewalks - so your winter mornings are shovel-free! With its versatile layout, spacious rooms and abundant outdoor amenities, this could be your family's dream home!

**188 Citadel Crest Green NW Calgary, AB T3G 4W3**

**Residential**  
**Active**

**A2051921**



**DOM:** 0

**LP:** \$599,900.00

**OP:** \$599,900.00

**PD:**

**Class:** Detached

**County:** Calgary

**Type:** House

**Levels:** Two

**Year Built:** 1999

**LINC#:** [0027845751](#)

**Arch Style:** 2 Storey

**Possession:** /75 days, negotiable

**Lot Dim:**

**Front Length:** 11.06M 36` 3"

**Legal Desc:** 9910491;35;19

**Legal Pln:** 9910491 **Blk:** 35

**City:** Calgary

**Subdivision:** Citadel

**Ttl Beds:** 5

**F/H Bth:** 3/1

**RMS SQFT:** 2,224.66

**LP/SF:** \$269.66

**Suite:** No

**Lot Size:** 6060 SqFt

**Lot Depth:** 31.93 M 104.76'

**Lot:** 19 **Condo:** No

**Zoning:** R-C1

**Title to Lnd:** Fee Simple

**Disclosures:** No Disclosure

**Restrict:** Restrictive Covenant-Building Design/Size, Utility Right Of Way

**Tax Amt/Yr:** \$3,982.00/2022

**Loc Imp Amt:**

**Front Exp:** S

**Rooms & Measurements**

	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	106.82	<b><u>Mtr2</u></b>	1,149.83	<b><u>SqFt</u></b>
<b>Baths:</b>	1	0	2	0	0	<b>Bed Abv:</b> 4	<b>Upper:</b>	99.86	<b><u>Mtr2</u></b>	1,074.84	<b><u>SqFt</u></b>
<b>EnSt Bth:</b>	0	0	1	0	0	<b>Rms Abv:</b> 9	<b>Blw Grade:</b>	82.15	<b><u>Mtr2</u></b>	884.27	<b><u>SqFt</u></b>
<b>Garage Dims (L x W):</b>	20` 3" x 21` 4"						<b>Total AG:</b>	206.68	<b><u>Mtr2</u></b>	2,224.66	<b><u>SqFt</u></b>

**Property Information**

**Basement:** Finished, Full  
**Heating:** Forced Air, Natural Gas  
**Construction:** Stone, Vinyl Siding, Wood Frame  
**Foundation:** Poured Concrete  
**Exterior Feat:** Other  
**Roof Type:** Asphalt Shingle  
**Reports:** RMS Supplements, Title  
**Parking:** Double Garage Attached, Oversized **Total:** 4

**Lndry Feat:** Upper Level  
**Cooling:** None  
**Fireplaces:** 1/Family Room, Gas  
**Flooring:** Carpet, Linoleum  
**Fencing:** Fenced  
**Balcony:** Deck, Patio

## Property Information

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan  
**Comm Feature:** Playground, Schools Nearby, Shopping Nearby, Tennis Court(s)  
**Lot Features:** Corner Lot, Lawn, Landscaped, See Remarks  
**Goods Include:** 2 FRIDGE, GARAGE OPENER WITH 2 REMOTE CONTROLS  
**Appliances:** Dishwasher, Dryer, Range Hood, Stove(s), Washer, Water Softener, Window Coverings  
**Other Equip:** Central Vacuum/Attachments  
**Goods Exclude:** FREEZER

**Printed Date:** 05/29/2023 2:38:27 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

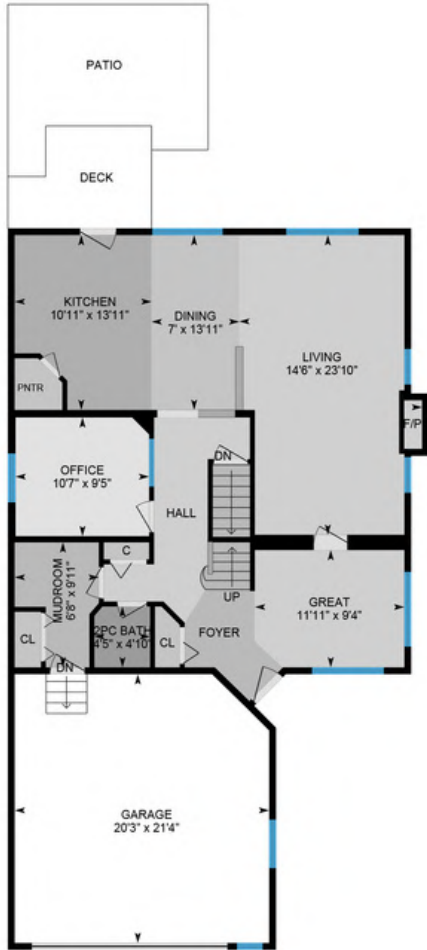
## Rooms

<u>Type</u>	<u>Level</u>	<u>Dimensions</u>		<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	
2pc Bathroom	Main	4`5" x 4`10"	1.35M x 1.47M	Dining	Main	7`0" x 13`11"	2.13M x 4.24M
Great	Main	11`11" x 9`4"	3.63M x 2.84M	Kitchen	Main	10`11" x 13`11"	3.33M x 4.24M
Living	Main	14`6" x 23`10"	4.42M x 7.26M	Mud Rm	Main	6`8" x 9`11"	2.03M x 3.02M
Office	Main	10`7" x 9`5"	3.22M x 2.87M	4pc Bathroom	Upper	8`7" x 5`0"	2.62M x 1.52M
4pc Ensuite bath	Upper	8`2" x 11`10"	2.49M x 3.61M	Bedrm	Upper	10`7" x 13`9"	3.22M x 4.19M
Bedrm	Upper	11`11" x 10`11"	3.63M x 3.33M	Bedrm	Upper	10`7" x 9`10"	3.22M x 3.00M
Primary Bed	Upper	17`0" x 13`7"	5.18M x 4.14M	4pc Bathroom	BSMT	10`3" x 5`4"	3.12M x 1.62M
Bedrm	BSMT	8`8" x 13`8"	2.64M x 4.17M	Game	BSMT	29`8" x 19`1"	9.04M x 5.82M
Frn/Util	BSMT	10`6" x 14`8"	3.20M x 4.47M				

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# 188 Citadel Crest Green NW, Calgary, AB

Main Building: Total Exterior Area 3117.07 sq ft



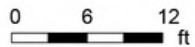
**Main Floor**  
Exterior Area 1149.83 sq ft



**2nd Floor**  
Exterior Area 1074.84 sq ft



**Basement (Below Grade)**  
Exterior Area 892.41 sq ft



PREPARED: 2023/05/26

# 188 Citadel Crest Green NW, Calgary, AB

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller.

Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 4'5" x 4'10"

Dining: 7' x 13'11"

Garage: 20'3" x 21'4"

Great: 11'11" x 9'4"

Kitchen: 10'11" x 13'11"

Living: 14'6" x 23'10"

Mudroom: 6'8" x 9'11"

Office: 10'7" x 9'5"

##### 2ND FLOOR

4pc Bath: 8'7" x 5'

4pc Ensuite: 8'2" x 11'10"

Bedroom: 10'7" x 13'9"

Bedroom: 11'11" x 10'11"

Bedroom: 10'7" x 9'10"

Primary: 17' x 13'7"

##### BASEMENT

4pc Bath: 10'3" x 5'4"

Bedroom: 8'8" x 13'8"

Rec Room: 29'8" x 19'1"

Utility: 10'6" x 14'8"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1075.20 sq ft

Excluded Area: 455.58 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 1149.83 sq ft

##### 2ND FLOOR

Interior Area: 1003.08 sq ft

Excluded Area: 56.66 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 1074.84 sq ft

##### BASEMENT (Below Grade)

Interior Area: 823.07 sq ft

Excluded Area: 162.19 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 892.41 sq ft

Finished Area: 884.27 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 2078.27 sq ft

Excluded Area: 512.24 sq ft

Exterior Area: 2224.66 sq ft

#### Total Area (Above & Below Grade), Main Building

Interior Area: 2901.34 sq ft



188







































































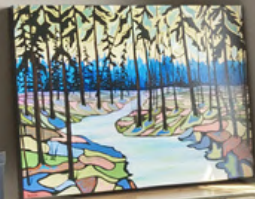
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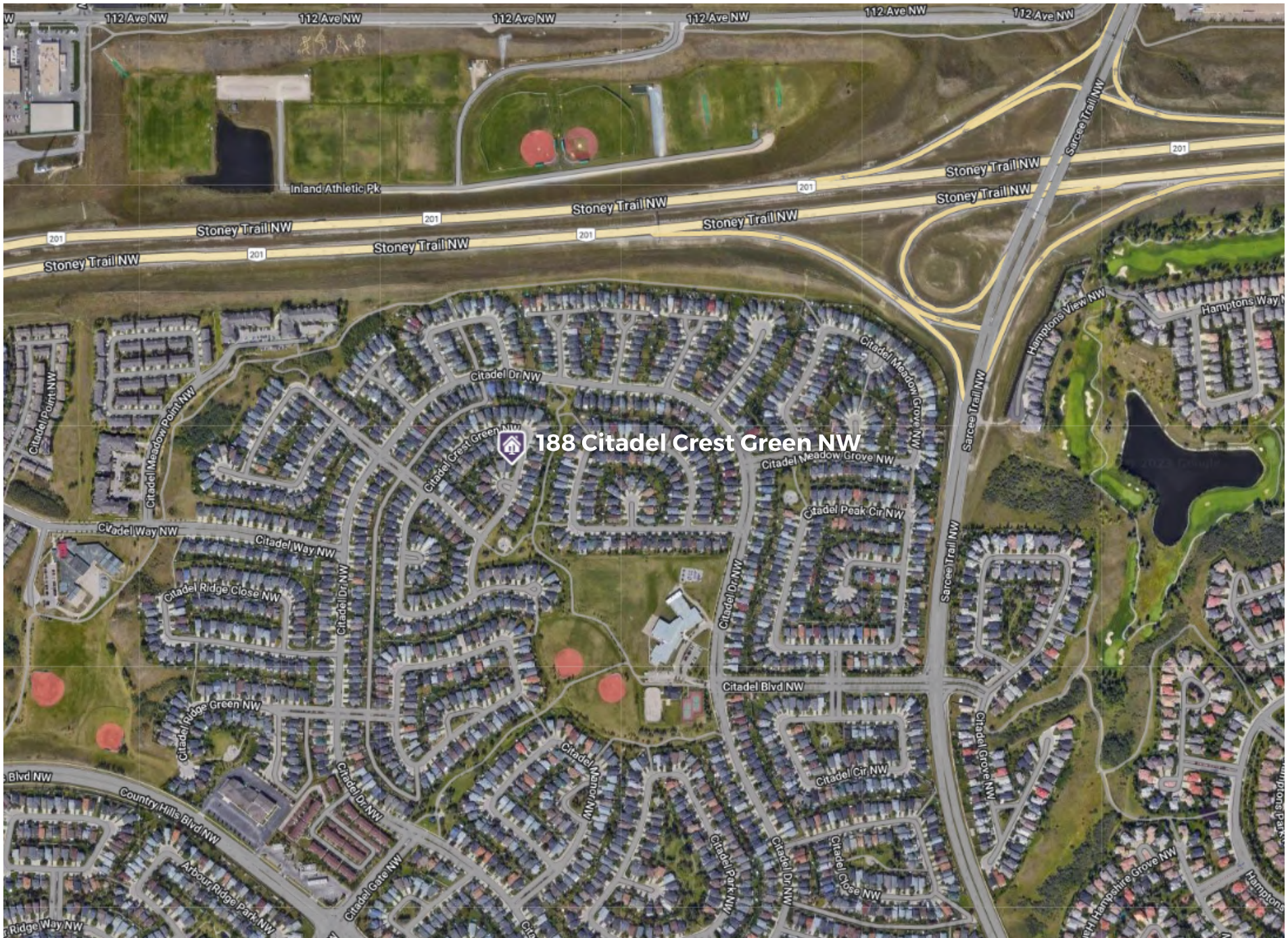












188 Citadel Crest Green NW



# WELCOME TO CITADEL

Citadel is a community in Northwest Calgary, Alberta. It is bordered by Stoney Trail on the north and west, Country Hills Blvd on the south, and Sarcee Trail on the east. Public transportation in Citadel is provided by Calgary Transit bus route 138 to Crowfoot C-Train Station. Citadel was developed in 1993. The association was organized in 1995. Citadel community is located in NW Calgary, bordering Stoney Trail. A large green space located in the center of the community is often used for family activities. Community schools include Citadel Park School (K-3 Public) and St. Bridget Elementary Junior High (K-9 Separate).

## **CITADEL COMMUNITY ASSOCIATION**

860 Citadel Dr. N.W. Calgary, AB

403.397.3454

<http://www.citadelca.ab.ca/CCA/>

## **CITADEL NEWSLETTER LINK:**

<http://www.citadelca.ab.ca/CCA/index.php/newsletter>

## **The City of Calgary - CITADEL PROFILE:**

[https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community\\_profiles/Citadel-Profile.aspx](https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community_profiles/Citadel-Profile.aspx)

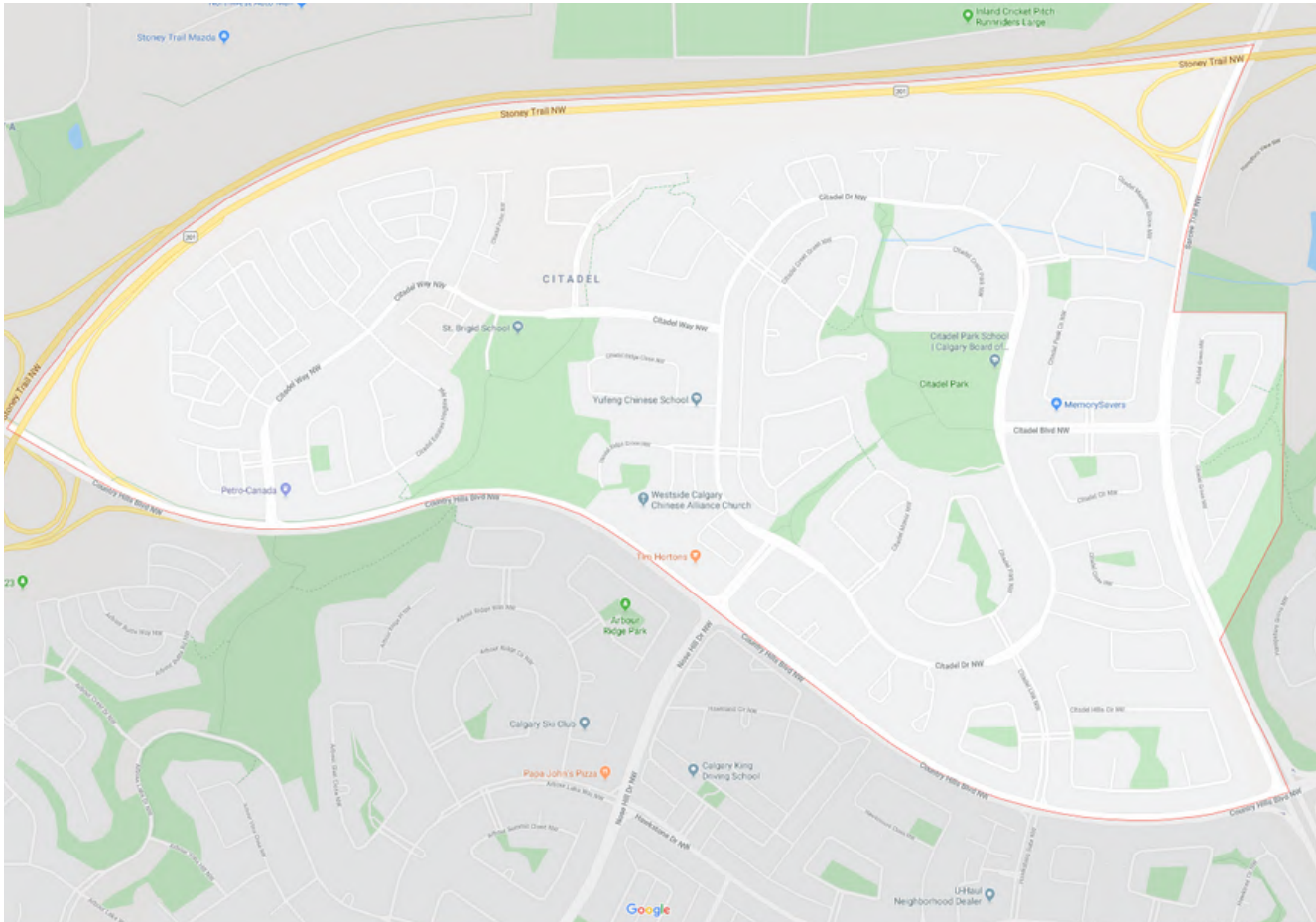
## **CALGARY AREA.com LINK:**

<http://calgaryarea.com/index.php?p=communities&c=Citadel>



## EXPLORE YOUR NEIGHBOURHOOD -

This community is located in NW Calgary and is close to everything. Citadel is a great family friendly neighbourhood that has schools, walking & bike paths, playgrounds and tot-lots, 2 gas stations and convenience stores and more. Located next to Stoney Trail for easy access around the city & close to all amenities including Crowfoot shopping & Beacon Hill.



## TRANSIT

Bus route 138. C-Train #201 Red Line - Somerset - Bridlewood / Tuscany CTrain - you can also catch other community busses at the Crowfoot station.

<http://www.calgarytransit.com/schedules-maps>



# THE COMMUNITY

## CITADEL PARK

909 Citadel Drive NW

Citadel Park offers a wide open space with areas to play soccer and run around, there are baseball diamonds, a skating rink, tennis courts, a playground and more!

## CITADEL GATE PARK

152 Citadel Drive NW

A great green space and walking path towards the fields at Citadel Park.

## CITADEL WAY PARK

St. Bridgid School

Great wide open space with playing fields, baseball diamonds and great for tobogganing.

## INLAND ATHLETIC PARK

5563 112 Ave NW, Calgary

A city run athletic park just across Stoney trail offers playing fields, baseball diamonds and a cricket pitch.

## PLAYGROUND

33 Citadel Way

Great playground and tot lot.



## PARKS & REC CLOSE BY

### **BOWNESS PARK**

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating,Teahouse restaurant, Bow River access

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



### **NOSEHILL PARK**

5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km<sup>2</sup> (4.2 sq mi). It the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

### **CANADA OLYMPIC PARK / WINSPORT**

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



## **OFF LEASH AREA BOWMONT PARK**

Fenced Off-Leash Area  
85 STREET NW

[https://www.calgary.ca/search.html?  
q=off+leash+&W\\_srch\\_res=1188](https://www.calgary.ca/search.html?q=off+leash+&W_srch_res=1188)



## **CROWFOOT LIBRARY**

8665 Nose Hill Drive NW  
Calgary AB T3G 5T3  
HOURS: Monday to Thursday  
9:00am to 9:00pm, Friday  
9:00am to 6:00pm  
Saturday 9:00am to 5:00pm,  
Sunday 12noon to 5:00pm.

[https://calgarylibrary.ca/locatio  
ns/CROW/](https://calgarylibrary.ca/locations/CROW/)

## **MELCOR YMCA (CROWFOOT)**

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30  
pm, Weekends & Holidays: 7:00 am -  
8:30 pm

[https://www.ymcacalgary.org/program  
-descriptions/locations/crowfoot/](https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/)



## **SHANE HOMES YMCA**

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM.  
S-S 7AM to 8:30PM

[https://www.ymcacalgary.org/program  
-descriptions/locations/shane-homes-  
ymca-at-rocky-ridge/](https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/)



## **CINEPLEX ODEON - CROWFOOT CROSSING CINEMAS**

91 Crowfoot Terrace

Modern multiplex cinema chain screening the latest Hollywood films, plus new independent releases.

[https://www.cineplex.com/Showtimes/any-movie/calgary-ab?](https://www.cineplex.com/Showtimes/any-movie/calgary-ab?Date=9/1/2021)

[Date=9/1/2021](https://www.cineplex.com/Showtimes/any-movie/calgary-ab?Date=9/1/2021)



## **POLICE**

CALGARY POLICE SERVICE DISTRICT 7 -  
COUNTRY HILLS

11955 Country Village Link NE  
(403) 428-6700

CALGARY POLICE SERVICE DISTRICT 3 -  
NORTH HAVEN

4303 14 St NW  
(403) 428-6300

## **FIRE STATION**

*CALL 911 for all emergencies.*

FIRE STATION 28

7925 Edgemont Boulevard NW

FIRE STATION 21

209 Silvergrove Dr NW

## **GROCERIES:**

Safeway - 99 Crowfoot Crescent NW

Crowfoot Co-op - 35 Crowfoot Way NW

Sobeys - 11300 Tuscany Boulevard NW

RC Superstore - 5251 Country Hills Blvd NW

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW

Sobeys - 9999 Country Hills Boulevard NW



## **SHOPS & SERVICES:**

Citadel offers 2 gas stations, 2 convenience stores and a Tim Hortons right in the neighbourhood. Citadel is surrounded by shops and services including Crowfoot Village, Beacon Hill shopping centre, Royal Oak & more!

CROWFOOT VILLAGE - 20 Crowfoot Crescent NW

Tenants include a Cineplex, Lowes, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

## SHOPS & SERVICES:

### BEACON HILL - 11320 Sarcee Trail NW.

Only a 7 minute car ride to Beacon Hill that offers a Costco, Home Depot, Canadian Tire, and numerous shops, services & restaurants.

### ROYAL OAK SHOPPING CENTRE - 9999

#### Country Hills BV. NW

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices.

### MARKET MALL -

3625 SHAGANAPPI TRAIL NW

<https://www.cfshops.com/market-mall.html>

### AMARANTH WHOLE FOODS MARKET

7 Arbour Lake Dr NW

<http://amaranthfoods.ca/>



## HOSPITALS

### FOOTHILLS MEDICAL CENTRE (24 HOUR EMERGENCY)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

### ALBERTA CHILDREN'S HOSPITAL (24 HOUR EMERGENCY)

2888 Shaganappi Trail NW

Phone: 403-955-7211

### COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)

## WALK-IN CLINICS

### PINNACLE MEDICAL CENTRES CROWFOOT

Walk-in & Appointment

31 Crowfoot Way NW

(587) 774-8698

<http://www.pinnaclemedicalcentres.com/>

### MEDICENTRES FAMILY CARE CLINICS

150 Crowfoot Crescent NW #217

403-241-8900

<https://www.medicentres.com>

## **DENTISTS**

### **ARBOUR LAKE DENTAL CARE**

150 Crowfoot Crescent NW #224  
403-241-8805

<https://www.arbourlakedental.com/site/home>

### **MILLENNIUM SMILE - CROWFOOT DENTAL**

20 Crowfoot Crescent NW #210  
403-239-7181

<https://www.millenniumsmile.com/>

## **VETS**

### **VCA CANADA CROWFOOT ANIMAL HOSPITAL**

150 Crowfoot Crescent NW #211  
403-241-8944

<https://vcacanada.com/crowfoot/>

### **ROCKY RIDGE PET HOSPITAL**

11595 Rockyvalley Dr NW Unit 2010  
403-984-4143

<http://www.rockyridgevet.com/>

## **PUBLIC SCHOOLS**

### **CITADEL PARK SCHOOL (K-4) PUBLIC**

808 Citadel Drive NW . Phone: 403-777-8063

<http://school.cbe.ab.ca/school/CitadelPark/>

### **ARBOUR LAKE SCHOOL (5-9) PUBLIC**

27 Arbour Crest Drive NW . Phone: 403-777-7310

<http://school.cbe.ab.ca/school/ArbourLake/>

### **ROBERT THIRSK HIGH SCHOOL (10-12) PUBLIC**

8777 Nose Hill Drive NW . Phone: 403-817-3400

<http://schools.cbe.ab.ca/b880/>

## **CATHOLIC SCHOOLS**

### **St. Luke School (French Immersion) (K-6)**

1232 Northmount Drive NW . Phone: 403-500-2039

<https://www.cssd.ab.ca/schools/stluke/Pages/default.aspx>

### **St. Brigid School (K-9)**

730 Citadel Way NW . Phone: 403-500-2113

<https://www.cssd.ab.ca/schools/stbrigid/Pages/default.aspx>

### **ST. FRANCIS HIGH SCHOOL (10-12) CATHOLIC**

877 Northmount Drive NW . Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>