

# 204, 2000 Citadel Meadow Point NW Calgary, Alberta

MLS # A2220970



## \$300,000

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	Appliances, Blinds, Curtains, See Remarks		

Convenient and move-in ready! Bright, east-facing unit with plenty of sunlight in a quiet and secure building. Includes titled underground parking in the heated garage, and condo fees that cover all utilities (Heat, Gas, Electricity and Water). Well-managed and pet-friendly. Features two bedrooms, one bath, in-unit laundry, and ample storage. Spacious, open layout with room for a dining table and a large living room with a cozy gas fireplace. The kitchen offers tons of cupboard and counter space, plus a convenient eating bar. Recent upgrades include fresh paint, a new dishwasher (2022), and refrigerator (2024). Private balcony for fresh air. Just a short walk to parks and schools, steps from the bus stop, and quick access to Stony Trail. Perfect starter home or investment opportunity.