

**216, 2000 Citadel Meadow Point NW  
Calgary, Alberta**

**MLS # A2253200**



**\$382,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 659
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

This spacious 2 bedroom, 2 bathroom end unit is tucked away in the desirable community of Citadel, offering rare privacy at the end of a quiet no-through street and fronting onto a natural reserve. With two titled parking stalls, this home combines comfort, convenience, and value. The bright, open floor plan features a large kitchen with good appliances and a modern feel. A generous dining area flows into the great room, creating the perfect space for entertaining. The primary suite offers a walk-through closet and a private 4-piece ensuite, while a second spacious bedroom is conveniently located near the main 4-piece bathroom. In-suite laundry and storage add to the functionality of this well-designed layout. Step out onto the private 2nd floor deck with a gas line for BBQs, with views of a serene green space with walking paths. Additional features include stylish flooring throughout, in-suite storage, and two coveted titled heated underground parking stalls. This well-managed, pet-friendly complex includes all utilities (heat, water, sewer, and electricity) in the condo fees. Ideally located close to shopping, schools, parks, and public transportation, this is a fantastic opportunity to own in one of Calgary's most sought-after northwest communities.