

**117, 3000 Citadel Meadow Point NW  
Calgary, Alberta**

**MLS # A2211296**



**\$305,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Shelves in the laundry room

Waiting for A new owner. Early possession is possible. This condo has undergone a significant upgrade, including flooring, paint, kitchen cabinets, countertops, and appliances. This excellent two-bedroom condo apartment is located in the Citadel Meadow Point. And is Virtually Staged. Conveniently located and a short distance from Stoney Trails, with quick access to St. Brigid Catholic School and a few minutes away from Citadel Park School K-5, shopping malls, and other amenities. This condo features a spacious living room and dining area with doors opening to a covered balcony, two good-sized bedrooms, a full bath, a kitchen with a breakfast nook, and a laundry room. It also offers quick-side access to the two outside parking stalls, allowing the owner to go straight from the condo at the end of the building to the stalls (#59 & #79). A laundry room storage area; you can move in immediately. Condo fees include electricity, heat, and water. Come and view the property to make it your home. Please have a look at the Virtual Tour.