



GRASSROOTS
REALTY GROUP

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207, 3000 Citadel Meadow Point NW
Calgary, Alberta

MLS # A2321536



\$217,500

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions:	N/A
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Peaceful location! This sweet home has LOW CONDO FEES & one of the LARGEST layouts in the building! Comes with 2 assigned PARKING STALLS! Huge balcony. UPDATED, MINT condition, clean, and truly move-in ready. Pets allowed with board approval. Quick possession available! Offering a rare combination of space, privacy, and everyday comfort. Bright, open design and UPDATED with vinyl plank flooring, fresh paint, and newer stainless steel appliances. The kitchen with island flows into a spacious living and dining area that actually feels comfortable to live in, not just look at. Enjoy a WEST-facing balcony with gas line for BBQ, perfect for relaxing or entertaining. The oversized bedroom easily accommodates larger furniture, with a full 4-piece bath and a generous in-suite LAUNDRY room offering additional storage. Condo fees include ALL utilities (excluding phone/internet), making ownership simple. Two (2) parking stalls provide valuable flexibility for personal use, guests, or rental potential. Set in a mature location next to walking paths and green space, with shopping, restaurants, and quick access to major commuter routes just minutes away. With this much space and two parking stalls, this is one you'll want to see right away.