



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

216, 2000 Citadel Meadow Point NW
Calgary, Alberta

MLS # A2331021



\$339,900

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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