

213, 3000 Citadel Meadow Point NW  
Calgary, Alberta

MLS # A2225861

**\$284,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Citadel                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 842 sq.ft.                         | Age:   | 2003 (22 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |          |
|-------------|--|------------|----------|
| Heating:    | Baseboard  | Water:     | -        |
| Floors:     | Carpet, Linoleum                                   | Sewer:     | -        |
| Roof:       | -  | Condo Fee: | \$ 519   |
| Basement:   | -  | LLD:       | -        |
| Exterior:   | Concrete, Vinyl Siding                             | Zoning:    | M-C1 d75 |
| Foundation: | -  | Utilities: | -        |
| Features:   | Laminate Counters, No Animal Home, No Smoking Home |            |          |

Inclusions: None

This apartment has 2 beds & 2 full baths, is bright & cozy and the HEAT, ELECTRICITY & WATER are all INCLUDED IN THE CONDO FEES!!! which makes it perfect for a first time home buyer or investor. Upon entering you will fall in love with the open concept floor plan which gives you easy access between The Dining room, Living room and kitchen. The living room showcases a beautiful fireplace and also gives access to the patio that backs ONTO GREEN SPACE!! Has a large primary bedroom with a walk in closet and a full ensuite bathroom. The 2nd bedroom is also good sized. The condo backs onto GREEN SPACE! Located in a great location, as it is just steps away from walking trails, parks and in easy walking distance to schools (Public K-3, Catholic K-9), Public transport, Soccer pitches, open green spaces and much more&hellip; Easy access to Stoney Trail and other major roads.