



GRASSROOTS
REALTY GROUP

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204, 2000 Citadel Meadow Point NW
Calgary, Alberta

MLS # A2220970



\$300,000

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 559
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Appliances, Blinds, Curtains, See Remarks

Convenient and move-in ready! Bright, east-facing unit with plenty of sunlight in a quiet and secure building. Includes titled underground parking in the heated garage, and condo fees that cover all utilities (Heat, Gas, Electricity and Water). Well-managed and pet-friendly. Features two bedrooms, one bath, in-unit laundry, and ample storage. Spacious, open layout with room for a dining table and a large living room with a cozy gas fireplace. The kitchen offers tons of cupboard and counter space, plus a convenient eating bar. Recent upgrades include fresh paint, a new dishwasher (2022), and refrigerator (2024). Private balcony for fresh air. Just a short walk to parks and schools, steps from the bus stop, and quick access to Stony Trail. Perfect starter home or investment opportunity.