



GRASSROOTS
REALTY GROUP

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**319, 3000 Citadel Meadow Point NW
Calgary, Alberta**

MLS # A2239532



\$299,999

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	975 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: NA

Welcome to this bright, updated and well-maintained top-floor end unit, perfectly positioned to overlook peaceful greenspace! This functional, open-concept layout features fresh paint (2025), a well-appointed kitchen with ample cabinetry, a convenient breakfast bar, and brand new fridge and dishwasher (2025). This home offers two spacious bedrooms, including a primary with its own private 3-piece ensuite. You'll also find a second full 4-piece bathroom, in-unit laundry, and a large indoor storage room ideal for a pantry or extra storage—plus an additional private storage space on the balcony for storing your seasonal decorations or gardening tools! The oversized surface parking stall is conveniently located with easy access to the unit. Step out onto the large private deck and enjoy the quiet, green view with added privacy. Within walking distance to schools, parks, playgrounds, and transit. **Condo fees include electricity, heat, and water**—this home is move-in ready and full of value!