

1-833-477-6687 aloha@grassrootsrealty.ca

## 303, 1000 Citadel Meadow Point NW Calgary, Alberta

MLS # A2247466



\$268,800

Division:	Citadel				
Туре:	Residential/Low Rise (2-4 stories)				
Style:	Apartment-Single Level Unit				
Size:	847 sq.ft.	Age:	2002 (23 yrs old)		
Beds:	2	Baths:	1		
Garage:	Stall				
Lot Size:	-				
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Paved, Street Lighting				

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-

Features: Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage

Inclusions: na

Price drop alert!!! Located in the wonderful community of Citadel is this top floor unit that offers private views of Westward green space. The open concept floor plan includes a well thought out kitchen layout with plenty of storage, a large dining area and a living area equipped with a gas fireplace that accesses a massive balcony. 2 large bedrooms, 1 full bathroom and a laundry/storage room completes this space beautifully. Location is like no other, within walking distance to parks, playgrounds, schools and pathways. Perfect for the first time buyer or investor – CONDO FEES INCLUDE ALL UTILITIES (water, heat, electricity).