



GRASSROOTS
REALTY GROUP

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

MLS # A2247466



\$286,000

Division:	Citadel		
Type:	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

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).