



GRASSROOTS
REALTY GROUP

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**312, 3000 Citadel Meadow Point NW
Calgary, Alberta**

MLS # A2248010



\$292,000

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

TOP FLOOR 2 BED 2 BATH Condo with Parking and sought after floor plan. Tucked away at the end of the complex facing the greenspace, this condo features both comfort and style - as you enter you are greeted by a bright open floor plan with an abundance of natural light streaming through the the multiple windows. Unit opens to spacious foyer, laminate flooring, in suite laundry room with extra storage space and flows through to the open plan dining area and living space with patio doors opening onto the large covered balcony with views across to the greenspace areas. The kitchen features stainless steel appliances, custom white cabinetry and a raised eating bar - ideal for entertaining and family lifestyle. The large primary bedroom features double closets with organizers and a 3-piece ensuite for added privacy and convenience. The second bedroom is equally spacious, making it a great option for guests or a home office.?, and a 4-piece main bathroom? completes this floor plan. **Condo fees include electricity, heat, and water**—this home is move-in ready and full of value!?Situated in a well-maintained complex, this condo is just minutes from schools, shopping, parks, and major roadways, making it an excellent choice for first-time buyers, investors, or downsizers. Don’t miss this opportunity—schedule your private showing today!