



GRASSROOTS
REALTY GROUP

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**111, 4000 Citadel Meadow Point NW
Calgary, Alberta**

MLS # A2266585



\$280,000

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: NA

Brilliant Location! Welcome to this spacious main-floor condo in the highly sought-after community of Citadel- a true must-see! Finely kept, very well maintained and move-in ready, this bright and inviting home features 2 bedrooms and 2 full bathrooms (4-pc), offering a perfect blend of comfort and convenience. Enjoy an open-concept living and dining area filled with natural light, complete with a cozy gas fireplace and patio doors that open to your private, sunny patio- ideal for morning coffee or evening relaxation. The functional kitchen boasts ample cabinet space, a raised island bar, and plenty of room for cooking and entertaining. The spacious primary bedroom includes a large window, a generous walk-through closet, and a 4-piece ensuite for added privacy. The second bedroom is bright and versatile- perfect as a guest room or home office. An additional 4-piece bathroom enhances the unit's functionality and appeal. Enjoy easy access to nearby parks, schools, shopping, and public transit- everything you need is right at your doorstep! Book your private showing today!