



GRASSROOTS
REALTY GROUP

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**115, 1000 Citadel Meadow Point NW
Calgary, Alberta**

MLS # A2270283



\$275,000

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 537
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions:	None
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A bright, spacious, and perfectly located condo in Calgary's sought-after northwest! This well-maintained 2-bedroom, 1-bathroom home offers 845 sq. ft. of functional living space, ideal for first-time buyers, small families, or investors alike. The open-concept design seamlessly connects the kitchen, dining, and living areas — perfect for relaxing or entertaining. Step out onto your private patio to enjoy morning coffee or peaceful evening views. The kitchen features generous cabinetry and well maintained appliances. Both bedrooms are comfortably sized, with the primary boasting a large closet and bright natural light. The unit also includes in-suite laundry and plenty of storage for added convenience. The biggest highlight: this condo comes with 2 assigned parking stalls — a rare and valuable perk since most condos in the area only offer one! Location & Lifestyle: Situated in the quiet and family-friendly community of Citadel, this home offers easy access to all amenities. You're just minutes away from Crowfoot Shopping Centre, YMCA, Costco, Superstore, Cineplex, and an array of restaurants and caf  s. Outdoor lovers will appreciate nearby parks, pathways, and Nose Hill Park for weekend adventures. Commuting is effortless with quick access to Stoney Trail, Country Hills Blvd, and Crowchild Trail, keeping the entire city within easy reach. Whether you're looking to get into the market, downsize, or add to your investment portfolio, this Citadel condo delivers comfort, convenience, and unbeatable value.