



**206, 2000 Citadel Meadow Point NW
Calgary, Alberta**

MLS # A2281497

\$265,000



| | | | |
|------------------|--|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 845 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Covered, Garage Door Opener, Guest, Heated Garage, Insulated, On Street, | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 599 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |
| Inclusions: | None. | | |

Welcome home to this functionally laid-out 2-bedroom, 2-bathroom condo in the welcoming community of Citadel; an ideal opportunity for first-time buyers looking to leave renting behind and start their homeowner journey. The open-concept layout features a spacious kitchen with an eat-up bar that flows seamlessly into the living and dining areas, perfect for entertaining or relaxing after a long day, while the large private balcony off the living room is ideal for summer BBQs and enjoying the fresh air. The primary bedroom offers a walk-in closet and private ensuite with shower. The second bedroom is well sized with convenient access to the main bathroom, making it perfect for guests, family, or a home office. In-suite laundry, a storage room located directly in front of your underground titled parking stall, plus an additional above-ground parking stall for a second vehicle adds everyday convenience. This well-kept condo is a rare find and a smart step into homeownership; don't miss your chance to book your private showing and make this your new home.