



**202, 1000 Citadel Meadow Point NW
Calgary, Alberta**

MLS # A2297543



\$289,900

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions: None

CORNER UNIT | UTILITIES INCLUDED | PRIME LOCATION | 2 BED + 2 BATH Bright and spacious 930 sq. ft. second-floor corner unit featuring 2 bedrooms and 2 full bathrooms. Open-concept layout with numerous windows, filling the home with natural light. Comfortable living area with direct access to a private balcony with gas line—perfect for BBQs. Functional kitchen with window overlooking a mature deciduous tree, adding natural light and privacy. Large primary bedroom with double closet and 4-piece ensuite. Generous second bedroom ideal for guests, family, or a home office, plus an additional 4-piece bathroom. Convenient in-suite laundry with newer washer and dryer and extra storage. Parking stall located directly outside the front entrance. Condo fees include electricity. Prime location with schools and public transit across the street. Easy access to Stoney Trail. Minutes to shopping and amenities including YMCA, Crowfoot Shopping Centre, Costco, Walmart, Superstore, and Calgary Public Library. Close to parks and pathways. Move-in ready and a great opportunity for homeowners or investors.