



**203, 4000 Citadel Meadow Point NW  
Calgary, Alberta**

**MLS # A2298463**



**\$289,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

updated 2-bedroom, 2-bathroom condo in the sought-after community of Citadel. Offering exceptional value, this home is perfectly located close to schools, transit, the LRT, walking paths, shopping and all the everyday amenities you need. Inside, you'll find an open layout with a thoughtfully updated kitchen featuring stainless steel appliances, light cabinetry, plenty of counter space and a raised eating bar—perfect for casual mornings or hosting friends. The spacious dining and living area flows seamlessly to your private balcony, creating a cozy and functional space to relax. This home has been refreshed with engineered hardwood flooring & fresh paint. You'll also appreciate the convenience of in-suite laundry. The primary bedroom offers a walk-in closet and full ensuite, while the second bedroom is generously sized ideal for guests, roommates, or a home office setup. To complete the package, you'll have a titled underground parking stall and an additional assigned stall outside of the building with condo fees that include heat, water, and electricity—making for easy, low-maintenance living.