



**310, 1000 Citadel Meadow Point NW  
Calgary, Alberta**

**MLS # A2136535**



**\$310,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 843 sq.ft.                         | <b>Age:</b>   | 2002 (22 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |          |
|--------------------|---------------------------------|-------------------|----------|
| <b>Heating:</b>    | Hot Water                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                     | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 476   |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |          |

**Inclusions:** non

\*\*\* Stunning 2 bedroom, condo on the top floor, Corner unit, south facing with an amazing VIEW and parking. Yes, there's an elevator !! Relax on your sunny deck with room for your barbeque. Nice peaceful ravine within walking distance. Tastefully RENOVATED with new quality flooring and new paint. Large living room with gas fireplace. The open floor plan creates a seamless flow, ideal for entertaining guests . Plenty of natural light floods the space through large south-facing windows, illuminating every corner of this home. Kitchen with stainless appliances, lots of cupboards and island. This condo is located in a prime area, offering convenience at every turn. Near pathways, parks, schools, shopping, transit and other amenities. With easy access to transit and the newly completed Stoney Trail ring road, navigating the city is a breeze. Plus, enjoy a short drive to an array of amenities including one of the largest YMCA facilities, Crowfoot Shopping Center, Costco, Supper store and more. Don't miss out on the opportunity. Parking Assigned, Stall # 54. Call now for more information.