



**308, 4000 Citadel Meadow Point NW  
Calgary, Alberta**

**MLS # A2142233**



**\$310,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Citadel  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                       |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)  |               |                   |
| <b>Size:</b>     | 834 sq.ft.   | <b>Age:</b>   | 2003 (21 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Covered, Garage Door Opener, Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Hot Water, Natural Gas                          | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Laminate, Tile                                  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 531   |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                                      | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |                   |          |

**Inclusions:** Murphy Bed

Location, Luxury, and Lifestyle Combined! Discover your dream home in this top floor corner unit backing onto green space. This immaculate two-bedroom condo features a well-designed open floor plan adorned with top-quality laminate floors. The spacious kitchen boasts Maple Shaker cabinets, an island, Newer Quality Stainless Steel appliances and Newer updated countertops. The bright living room overlooks lush green space and includes a rough-in for a fireplace. The primary bedroom offers double closets for ample storage, while the second bedroom, equipped with a Murphy bed, can serve multiple functions. For added convenience, the condo features in-suite laundry with a stacking washer/dryer and additional storage. The covered balcony provides extended outdoor living space to enjoy the views. The HEATED UNDERGROUND parking includes a large 8' x 6' storage room in a secured storage room. Monthly condo fees cover Electricity, Heat, Water/Sewer, and more, offering a worry-free living experience. Situated in a perfect location, this condo is close to walking trails and treed pathways, yet still offering the convenience of being minutes away from shopping, restaurants, and various amenities. Quick possession is available.