



**308, 1000 Citadel Meadow Point NW  
Calgary, Alberta**

**MLS # A2150185**



**\$250,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 293
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, 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:** N/A

Don't miss out on this amazing opportunity to own a pristine 1-bedroom, 1-bathroom apartment in the highly sought-after Citadel community. This top-floor unit boasts a generous living space that seamlessly connects the dining, living, and kitchen areas, creating an open and inviting atmosphere. The kitchen is well-lit and offers ample space for storage and cooking, perfect for both everyday meals and entertaining guests. The large primary bedroom easily accommodates a king-size bed with plenty of room left for an office setup, making it ideal for work-from-home needs. Enjoy the outdoors on the expansive balcony, spacious enough for a full-sized patio set and BBQ—perfect for relaxing or entertaining. The property includes an assigned parking stall with a plug-in providing extra convenience. Whether you're a first-time homebuyer or an investor, this immaculate apartment in Citadel is a fantastic opportunity as it is close to transit, schools and amenities!