



GRASSROOTS
REALTY GROUP

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311, 4000 Citadel Meadow Point NW
Calgary, Alberta

MLS # A2150722



\$345,000

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	846 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	Drinking Water
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 599
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Paid For, Natural Gas Not, Heating P
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Data		
Inclusions:	Custom Blinds		

Welcome to your dream home! This gorgeous, newly renovated two-bed, two-bath condo offers the perfect blend of modern luxury and convenience. Nestled in a quiet and lush valley within Citadel, this property boasts an array of features designed to enhance your lifestyle.

Key Features: - Two Titled Underground Parking Spots: Enjoy the convenience and security of having your own dedicated heated parking spaces. Spacious Bedrooms: Two generously sized bedrooms provide ample room for relaxation and comfort. - Two 4-piece Bathrooms: Both bathrooms are fully equipped with modern fixtures and finishes, offering an incredible spa-like experience right at home. - Recently Renovated: Experience the freshness of a renovated home with contemporary design and high-quality finishes throughout. - Quartz Countertops: The kitchen features sleek and durable quartz countertops that exude elegance and practicality. - Proximity to Amenities: This prime location offers easy access to a nearby shopping mall, a Catholic school, a playground, and a scenic bike path. Public transportation is just steps away, making commuting for you or your guests a breeze. - Scenic Views: Enjoy the tranquility and beauty of green space views all around the property, providing a peaceful retreat from the hustle and bustle of city life. - Fiber Optic Service: This unit is wired and ready for high-speed fiber optic service with your favorite local internet provider. Don't miss out on this incredible opportunity to own this exceptional condo that combines style, comfort, location, and convenience in one perfect package. Contact us today to schedule a viewing and make this your new home!