



**GRASSROOTS**  
REALTY GROUP

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**110, 1000 Citadel Meadow Point NW  
Calgary, Alberta**

**MLS # A2208403**



**\$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>	833 sq.ft.	<b>Age:</b>	2002 (23 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

<b>Inclusions:</b>	NA
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Welcome to this bright and inviting 2-bedroom, 1-bathroom unit, an ideal home tucked away as an END unit for added privacy and sunlight throughout the day. Featuring a simple yet spacious open floor plan, this home shines with brand-new luxury vinyl flooring, NEW fresh paint, NEW baseboards, modern light fixtures, and knockdown textured ceilings. The kitchen comes equipped with newer stainless steel appliances, perfect for everyday meals or hosting friends. Large windows fill the living space with natural light, highlighting the cozy gas fireplace—a perfect spot to unwind. The two comfortable bedrooms offer ample space, while the updated 4-piece bathroom with a whirlpool tub adds a touch of practicality. Best of all, condo fees cover all utilities (heat, electricity, and water), making budgeting a breeze for first-time buyers. Nestled in a convenient location close to amenities, this move-in-ready condo offers an affordable step into homeownership with style and ease. Call today to check it out!