

# \$305,000 - 117, 3000 Citadel Meadow Point Nw, Calgary

MLS® #A2211296

**\$305,000**

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

Waiting for A new owner. Early possession is possible. This condo has undergone a significant upgrade, including flooring, paint, kitchen cabinets, countertops, and appliances. This excellent two-bedroom condo apartment is located in the Citadel Meadow Point. And is Virtually Staged. Conveniently located and a short distance from Stoney Trails, with quick access to St. Brigid Catholic School and a few minutes away from Citadel Park School K-5, shopping malls, and other amenities. This condo features a spacious living room and dining area with doors opening to a covered balcony, two good-sized bedrooms, a full bath, a kitchen with a breakfast nook, and a laundry room. It also offers quick-side access to the two outside parking stalls, allowing the owner to go straight from the condo at the end of the building to the stalls (#59 & #79). A laundry room storage area; you can move in immediately. Condo fees include electricity, heat, and water. Come and view the property to make it your home. Please have a look at the Virtual Tour.

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2211296  |
| Price     | \$305,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 846               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 117, 3000 Citadel Meadow Point Nw |
| Subdivision | Citadel                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3G 5N5                           |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Elevator(s), Playground, Trash, Visitor Parking |
| Parking Spaces | 2                                               |
| Parking        | Plug-In, Stall, Outside                         |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                                      |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Portable Dishwasher |
| Heating           | Baseboard                                                                                                            |
| Cooling           | None                                                                                                                 |
| # of Stories      | 3                                                                                                                    |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Construction      | Stucco, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 17               |
| Zoning         | M-C1             |

**Listing Details**

Listing Office                      Real Estate Professionals Inc.

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