

**3214, 3000 Citadel Meadow Point NW  
 Calgary, Alberta**

**MLS # A2210750**



**\$325,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 846 sq.ft.                         | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Combination   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 519 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Laminate Counters, Open Floorplan |                   |        |

**Inclusions:** N/A

Welcome to this beautifully updated, south-facing condo overlooking serene green space! Enjoy peaceful views and direct access to scenic pathways, parks, and off-leash dog areas—perfect for nature lovers and pet owners alike. Inside, you'll find fresh paint, upgraded flooring, and an abundance of natural light throughout. This bright and airy 2-bedroom, 2-bathroom home offers both comfort and convenience in a vibrant, outdoor-friendly community.