



DJ Golden
REAL ESTATE

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117, 3000 Citadel Meadow Point NW
Calgary, Alberta

MLS # A2211296



\$297,500

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shelves in the laundry room

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.