

# \$265,000 - 117, 3000 Citadel Meadow Point Nw, Calgary

MLS® #A2237468

## \$265,000

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

A fantastic two-bedroom condo apartment is available at the Citadel Meadow Point complex. The condo is situated just a short distance from Stoney Trail, offering quick access to St. Brigid Catholic School and a few minutes' drive from Citadel Park School (K-5), as well as shopping malls and other amenities. This condo features brand-new laminate flooring, paint, and a kitchen with a quartz island and a double sink. A spacious living room with doors opening to a covered balcony, two good-sized bedrooms, a full bath, and an in-suite laundry room. It also offers quick side access, allowing you to go straight from the parking stalls (#59 & #79) to the unit. The condo is better than new, and you can move in right away. Condo fees include electricity, heat, and water. Come and view this property to make it your own. Please review the Virtual Tour and contact your agent to schedule a viewing today.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237468  |
| Price          | \$265,000 |
| 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        | See Remarks, Stall                              |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Stone Counters                       |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |
| Basement          | None   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 10              |
| Zoning         | M-C1 d75        |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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