

**306, 3000 Citadel Meadow Point NW  
Calgary, Alberta**

**MLS # A2174914**



**\$199,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, See Remarks, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Ceramic Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 360

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Top floor unit with open floor plan ideal for entertaining. Plenty of natural light through large south-facing windows. Full kitchen appliance package, lots of cupboards, dual sink and tiled backsplash. In suite laundry and storage. Huge South facing balcony. Oversized master bedroom. Near bridged pathways, parks, schools, shopping, transit and other amenities. With easy access to transit and the newly completed Stoney Trail ring road. Parking stall #23. Special assessment paid for balcony repair. Well managed complex with condo fees including heat, water & sewer and pets allowed with approval. Please see full Virtual Tour.