

107, 4000 Citadel Meadow Point NW  
Calgary, Alberta

MLS # A2274306



# \$227,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Citadel                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 709 sq.ft.                         | Age:   | 2003 (22 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |          |
|-------------|--|------------|----------|
| Heating:    | Baseboard, Electric  | Water:     | -        |
| Floors:     | Carpet, Linoleum   | Sewer:     | -        |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 496   |
| Basement:   | -  | LLD:       | -        |
| Exterior:   | Concrete, Stucco, Vinyl Siding, Wood Frame                           | Zoning:    | M-C1 d75 |
| Foundation: | -  | Utilities: | -        |
| Features:   | Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, See Remarks |            |          |

Inclusions: N/A

Welcome to your bright and inviting 1-bedroom, 1-bathroom main-floor suite in the sought-after community of Citadel. Offering a functional 709 sq. ft. layout, this condo blends style, comfort, and convenience &mdash; all in one incredible package. Step inside to a spacious open-concept living area featuring a cozy gas fireplace, ideal for relaxing nights in or entertaining friends. The kitchen boasts ample cabinetry, generous counter space, and a central island that flows seamlessly into the dining and living areas. Enjoy the comfort of in-suite laundry with ample storage, the ease of underground, heated, secure parking, and plenty of visitor stalls. Your private balcony extends your living space outdoors &mdash; perfect for your morning coffee or evening unwind, overlooking the peaceful surroundings and green space that make Citadel so desirable. This well-managed complex offers a quiet yet connected lifestyle with endless walking paths, nearby parks, and easy access to major routes, shopping (including Costco and Beacon Hill Centre), and schools. With most utilities included in the condo fees, this property is not only stylish but incredibly practical &mdash; making it an exceptional choice whether you're getting into the market, downsizing, or adding to your investment portfolio. Don't miss this chance to own in one of Northwest Calgary's most established, green, and walkable communities!