

**206, 2000 Citadel Meadow Point NW
Calgary, Alberta**

MLS # A2281497



\$265,000

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Garage Door Opener, Guest, Heated Garage, Insulated, On Street,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	None.		

Welcome home to this functionally laid-out 2-bedroom, 2-bathroom condo in the welcoming community of Citadel; an ideal opportunity for first-time buyers looking to leave renting behind and start their homeowner journey. The open-concept layout features a spacious kitchen with an eat-up bar that flows seamlessly into the living and dining areas, perfect for entertaining or relaxing after a long day, while the large private balcony off the living room is ideal for summer BBQs and enjoying the fresh air. The primary bedroom offers a walk-in closet and private ensuite with shower. The second bedroom is well sized with convenient access to the main bathroom, making it perfect for guests, family, or a home office. In-suite laundry, a storage room located directly in front of your underground titled parking stall, plus an additional above-ground parking stall for a second vehicle adds everyday convenience. This well-kept condo is a rare find and a smart step into homeownership; don't miss your chance to book your private showing and make this your new home.