

**107, 4000 Citadel Meadow Point NW**  
**Calgary, Alberta**

**MLS # A2310369**



**\$197,911**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 709 sq.ft.                         | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

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

**Inclusions:** N/A

Bright, inviting, and move-in ready &mdash; welcome to this exceptional 1-bed, 1-bath main-floor suite in the highly sought-after community of Citadel. With 709 sq. ft. of thoughtfully designed living space, this condo delivers the perfect blend of comfort, style, and everyday convenience &mdash; with excellent investment potential to match. Step inside to an open-concept layout anchored by a cozy gas fireplace &mdash; perfect for relaxing nights or hosting friends. The kitchen offers ample cabinetry, generous counter space, and a central island that seamlessly connects the dining and living areas. Enjoy the ease of in-suite laundry with extra storage, plus the added value of underground heated, secure parking and plenty of visitor stalls. Your private balcony backs onto peaceful green space, creating the perfect spot for morning coffee or evening wind-downs. Located in a well-managed complex, you'll love the quiet, connected lifestyle with endless walking paths, nearby parks, and quick access to major routes, schools, and shopping &mdash; including Costco and Beacon Hill Centre. With most utilities included in the condo fees, this is a smart, low-maintenance option for first-time buyers, downsizers, or investors alike &mdash; offering strong rental appeal, consistent demand in a desirable NW location, and a turnkey opportunity for immediate or future income potential. Opportunities like this in Citadel don't come up often &mdash; don't miss it.