

209, 1000 Citadel Meadow Point NW
Calgary, Alberta

MLS # A2329237



\$229,000

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	716 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

An exceptional, light-filled sanctuary offering the perfect blend of spacious main-floor living, picturesque park-facing views, and an unbeatable northwest Calgary location. Unit #209 at 1000 Citadel Meadow Point NW is a masterfully designed, exceptionally spacious one-bedroom, one-bathroom condo that completely redefines expectations for a single-bedroom home. Immediately upon entering, you will be captivated by the bright, open-concept design and the massive windows that look out onto a beautifully manicured, expansive community park. Your private balcony acts as a personal outdoor retreat, offering the perfect, peaceful vantage point to sip your morning coffee or watch the sunset over the lush green space and mature trees below. One of the most remarkable features of this property is its brilliant use of square footage, representing a massive upgrade in daily lifestyle over a slightly larger but cramped two-bedroom unit. While a two-bedroom property in this price range might offer a fraction more total space on paper, that space is inevitably chopped up into smaller, compromised rooms, resulting in a tight living area, a narrow kitchen, and a second bedroom that often becomes an unused guest room or a glorified storage closet. In contrast, this expansive one-bedroom layout focuses its generous footprint where you actually spend your time. You are treated to a grand, open-concept living and dining area that is perfect for entertaining, a beautifully proportioned primary bedroom that easily accommodates king-sized furniture, and a large kitchen complete with a highly functional central island—a rare find in one-bedroom condos that elevates both meal prep and social gatherings. Another unparalleled benefit of this unit is the inclusion of a dedicated, oversized laundry room. Rather than a cramped hallway closet where you have to awkwardly squeeze

in your laundry baskets, this home features a separate, sizable room equipped with an in-unit washer and dryer alongside abundant extra space. This room offers a highly versatile storage solution, allowing you to easily organize seasonal gear, pantry items, or luggage, keeping your main living spaces clean, organized, and entirely clutter-free. Families and educational professionals will appreciate being mere steps away from St. Brigid School, a highly regarded K-9 school located right across the street, as well as the nearby Citadel Park School for early elementary students. The building is enveloped by Citadel's legendary pathway system, offering kilometers of walking and biking trails, tennis courts, and recreational parks directly outside your door. For your shopping, dining, and entertainment needs, the massive Crowfoot Crossing shopping center is just minutes away, giving you quick access to major grocery stores, a Cineplex movie theatre, local restaurants, and the Melcor YMCA. Commuting is also a breeze with the Crowfoot LRT Station close by and effortless access to major transit veins like Stoney Trail and Sarcee Tr