

212, 4000 Citadel Meadow Point NW
Calgary, Alberta

MLS # A2339488



\$274,900

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: TV Mount

ALL-INCLUSIONS & MOVE-IN READY! Welcome to Unit 212 in Citadel Pointe, a beautifully updated 2-bedroom, 2-bathroom, 2nd-floor condo that offers an unmatched value proposition in NW Calgary. Step inside to a bright, open-concept floor plan highlighted by modern laminate flooring and a sun-soaked, southeast-facing layout. The crisp white kitchen is fully equipped with an upgraded appliance package (all updated within the last 5 years!), ensuring complete peace of mind with zero immediate capital expenditures required. The private, covered balcony is the perfect setup for summer relaxation or weekend grilling. The primary suite functions as a true retreat featuring an oversized closet and a dedicated 3-piece ensuite bathroom - a rare find at this price point. A second large bedroom, a full 4-piece main bath, and a dedicated in-suite laundry room add absolute convenience. Your purchase includes a secure, Titled, heated underground parking stall to keep your vehicle safe and warm all winter. The low monthly condo fee completely covers HEAT, WATER, and ELECTRICITY, stripping away utility volatility and making your monthly budgeting entirely predictable! Perfectly located steps from Citadel Park School, St. Brigid School, transit, and major paths, with quick access to Stoney Trail, Costco, and Crowfoot Crossing. Ideal for first-time buyers, downsizers, and savvy investors alike. Book your private viewing today!