



THE
A-TEAM

**RE/MAX
FIRST**

1000 CITADEL MEADOW Point #310, Calgary T3G 5N5

MLS® #: **A2136535** Area: **Citadel** Listing **06/27/24** List Price: **\$310,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 27-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **843**
 Low Sqft:
 Ttl Sqft: **843**

DOM

219
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Assigned,Stall

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	46`3" x 45`3"	Bedroom - Primary	Main	40`11" x 38`9"
Kitchen With Eating Area	Main	40`11" x 38`9"	Bedroom	Main	34`5" x 29`10"
Dining Room	Main	21`7" x 19`8"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$519** Title: **Fee Simple** Zoning: **M-C1 d75**
 Fee Freq: **Monthly**

Legal Desc: **0212359**

Remarks

Pub Rmks: ***** Stunning 2 bedroom, condo on the top floor, Corner unit, south facing with an amazing VIEW and parking. Yes, there's an elevator !! Relax on your sunny deck with room for your barbeque. Nice peaceful ravine within walking distance. Tastefully RENOVATED with new quality flooring and new paint. Large living room with gas fireplace. The open floor plan creates a seamless flow, ideal for entertaining guests . Plenty of natural light floods the space through large south-facing windows, illuminating every corner of this home. Kitchen with stainless appliances, lots of cupboards and island. This condo is located in a prime area, offering convenience at every turn. Near pathways, parks, schools, shopping, transit and other amenities. With easy access to transit and the newly completed Stoney Trail ring road, navigating the city is a breeze. Plus, enjoy a short drive to an array of amenities including one of the largest YMCA facilities, Crowfoot Shopping Center, Costco, Supper store and more. Don't miss out on the opportunity. Parking Assigned, Stall # 54. Call now for more information.**

Inclusions: **non**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







