



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1000 CITADEL MEADOW Point #310, Calgary T3G 5N5**

MLS® #: **A2136535**

Area: **Citadel**

Listing Date: **06/27/24**

List Price: **\$310,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 27-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2002**

Finished Floor Area

Abv Sqft: **843**

Low Sqft:

Ttl Sqft: **843**

DOM

**81**

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>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>14`1" x 13`9"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`6" x 11`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`7" x 6`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 11`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$476**  
Title: **Fee Simple**  
Fee Freq: **Monthly**  
Zoning: **M-C1 d75**

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)**

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