

4000 CITADEL MEADOW Point #311, Calgary T3G 5N5

MLS® #: **A2150722** Area: **Citadel** Listing Date: **08/01/24** List Price: **\$345,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**

Finished Floor Area
 Abv Sqft: **845**
 Low Sqft:
 Ttl Sqft: **845**

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Heated Garage,Secured,Side By Side,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Hot Water**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source: **Drinking Water**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s),Wired for Data**
 Utilities: **Cable Available,Electricity Paid For,Natural Gas Not Available,Heating Paid For,Phone Available,Sewer Connected,Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`11" x 10`8"	Walk-In Closet	Main	4`6" x 7`2"
4pc Ensuite bath	Main	7`8" x 4`11"	Bedroom	Main	10`1" x 11`1"
4pc Bathroom	Main	5`0" x 8`6"	Kitchen	Main	9`11" x 8`10"
Living Room	Main	13`10" x 11`10"	Dining Room	Main	10`3" x 8`7"
Hall	Main	13`5" x 2`11"	Entrance	Main	5`6" x 4`10"
Laundry	Main	7`10" x 3`10"	Balcony	Main	13`1" x 8`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$599

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 0311225

Remarks

Pub Rmks: **Welcome to your dream home! This gorgeous, newly renovated two-bed, two-bath condo offers the perfect blend of modern luxury and convenience. Nestled in a quiet and lush valley within Citadel, this property boasts an array of features designed to enhance your lifestyle. Key Features include: Two Titled Underground Parking Spots: Enjoy the convenience and security of having your own dedicated heated parking spaces. Spacious Bedrooms: Two generously sized bedrooms provide ample room for relaxation and comfort. Two 4-piece Bathrooms: Both bathrooms are fully equipped with modern fixtures and finishes, offering an incredible spa-like experience right at home. Utilities Included: Electricity, Water, Sewer are all included in the Condo Fees! Recently Renovated: Experience the freshness of a renovated home with contemporary design and high-quality finishes throughout. Quartz Countertops: The kitchen features sleek and durable quartz countertops that exude elegance and practicality. Proximity to Amenities: This prime location offers easy access to a nearby shopping mall, a Catholic school, a playground, and a scenic bike path. Public transportation is just steps away, making commuting for you or your guests a breeze. Scenic Views: Enjoy the tranquility and beauty of green space views all around the property, providing a peaceful retreat from the hustle and bustle of city life. Fiber Optic Service: This unit is wired and ready for high-speed fiber optic service with your favorite local internet provider. Don't miss out on this incredible opportunity to own this exceptional condo that combines style, comfort, location, and convenience in one perfect package. Contact us today to schedule a viewing and make this your new home!**

Inclusions: Custom Blinds

Property Listed By: CIR Realty

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