



THE
A-TEAM

**RE/MAX
FIRST**

3000 CITADEL MEADOW Point #103, Calgary T3G 5N5

MLS®#: **A2151407**

Area: **Citadel**

Listing Date: **07/25/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

53
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **0**

Access:

Lot Feat:
Park Feat: **Assigned,Outside,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Dining Room	Main	11`4" x 10`1"
Laundry	Main	6`4" x 5`4"
Bedroom	Main	12`2" x 10`1"

Room	Level	Dimensions
Living Room	Main	16`9" x 12`11"
Kitchen	Main	9`1" x 8`5"
Bedroom - Primary	Main	12`2" x 11`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$519

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: **0311225**

Remarks

Pub Rmks: **In one of Northwest Calgary's most popular condo projects is this lovely home in CITADEL MEADOW POINT. Offering maintenance-free living at its best, this terrific main floor condo enjoys upgraded laminate floors & warm earthy décor, 2 bedrooms, covered patio & outside parking stall for your exclusive use. Marvelous open concept floorplan featuring spacious dining room area, cozy living room area & white kitchen with raised bar & white appliances. Both bedrooms are a super size & are across from the updated full bath with low-flow/dual-flush toilet. Convenient insuite laundry with space-saving washer & dryer. Off the living room is the covered patio...the ideal spot to relax your troubles away! Monthly condo fees include your heat, water-sewer & electricity too! Plenty of visitor parking for your guests. Nearby trails are perfect for leisurely strolls & walking the dog, & connect to the linear pathway system leading to community parks & sports fields. Bus stops & St Brigid School are both walking distance away, & with its quick access to Country Hills Blvd, everything is within easy reach...Crowfoot Centre, LRT, Shane Homes YMCA, shopping & both Stoney & Crowchild Trails.**

Inclusions: **N/A**

Property Listed By: **Royal LePage Benchmark**

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