



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4000 CITADEL MEADOW Point #213, Calgary T3G 4T3**

MLS® #: **A2168112**

Area: **Citadel**

Listing Date: **10/18/24**

List Price: **\$339,999**

Status: **Active**

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: **844**

Low Sqft:

Ttl Sqft: **844**

DOM

**46**

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:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Mixed**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),Closet Organizers**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$550**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **0311225**

Remarks

Pub Rmks: **Nothing needs to be done, this clean as a whistle condo is ready for you to move in and this incredible investment includes two titled underground parking stalls!! Welcome to your dream condo in the highly sought-after community of Citadel! This beautifully upgraded and refreshed 2-bedroom, 2-bathroom unit is perfect for families and professionals alike, offering a blend of comfort and style. Step inside to find an inviting open layout showcasing stunning new flooring throughout. The fresh paint and modern light fixtures create a bright and airy atmosphere, making this space feel like home. The upgraded vanities add a touch of elegance to the bathrooms, while new blinds offer both privacy and style. The kitchen is a chef's delight, featuring brand new appliances that make cooking and entertaining a breeze. With the added convenience of 2 titled parking stalls, you'll never have to worry about warming up your vehicle. Nestled in a quiet, family-oriented neighborhood, this condo is conveniently located near schools and shopping, making daily errands hassle-free. Enjoy leisurely walks on the scenic bridged paths that meander through the beautiful forest nearby, providing a serene escape right at your doorstep. Citadel is renowned for its welcoming community vibe, tree-lined streets, and fantastic amenities, including parks and playgrounds, making it an ideal place for families to thrive. Join a neighborhood where you can truly enjoy the best of Calgary's lifestyle. Don't miss out on this incredible opportunity to own a piece of this magical community! Schedule your viewing today and experience the charm of Citadel for yourself!**

Inclusions: **none**  
Property Listed By: **The Real Estate District**

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













**TITLE:** CITADEL PET POLICY  
**SECTION:** 01 – Administration  
**POLICY/FORM #:** 10.2022

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#### Pets

Please familiarize yourself with our Bylaws. As well, note the Citadel Pet Policy below:

1. **Apartment Units:** Residents are permitted to have to a maximum of **two (2) pets**. **Dogs must weigh 50 pounds or less at maturity.**  
**Townhouse Units:** Residents are permitted to have to a maximum of **three (3) pets (with a maximum of two (2) dogs)**. Dogs must weigh 100 pounds or less at maturity.

If a resident (Both Apartments and Townhouses) has a live-in pet, then a visiting pet is not permitted. If a resident has a visiting pet, a live-in pet is not permitted. All pets, **both live-in and visiting**, must be pre-approved in writing by the Board. These approvals may be revoked in accordance with our Bylaws.

2. Residents must request pre-approval for any **live-in pet**. Additionally, Residents must request approval for **visiting pets, for each visit**. Please use the attached application form. Forms can also be obtained from the Condo Management System or your Condominium Manager.