



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3000 CITADEL MEADOW Point #117, Calgary T3G 5N5**

MLS® #: **A2174307**

Area: **Citadel**

Listing Date: **10/25/24**

List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **846**  
Low Sqft:  
Ttl Sqft: **846**

DOM

**28**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Outside,Plug-In,Stall**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`3" x 12`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 8`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>12`2" x 9`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 11`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`4" x 4`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`11" x 5`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$519**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: 0311225

Remarks

Pub Rmks: **A fantastic two-bedroom condo apartment in the Citadel Meadow Point complex. It is conveniently located and a short distance from Stoney Trails, with quick access to St. Brigid Catholic School and a few minutes away from Citadel Park School K-5, shopping malls, and other amenities. This condo features a spacious living room and dining area with doors opening to a covered balcony, two good-sized bedrooms, a full bath, a kitchen with a breakfast nook, and a laundry room. It also offers quick-side access to the two parking stalls, allowing the owner to go straight from the condo at the end of the building to stalls (#59 & #79). The apartment is equipped with new carpet and Lino; it also has laminate floors in the central area and a laundry room storage area; you can move in immediately. Condo fees include electricity, heat, and water. Come and view the property to make it your home. Please have a look at the Virtual Tour. The Exterior work on this condo is scheduled to be completed within a week.**

Inclusions: **Furnishings negotiable**  
Property Listed By: **Real Estate Professionals Inc.**

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







