

**103 CITADEL MEADOW Gardens, Calgary T3G 5N3**

MLS®#: **A2177917** Area: **Citadel** Listing **11/07/24** List Price: **\$529,000**  
 Status: **Active** County: **Calgary** Change: **-\$11k, 22-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,553**  
 Low Sqft:  
 Ttl Sqft: **1,553**

**Few Trees,Lawn,Low Maintenance Landscape,Level Double Garage Attached,Parking Pad**

DOM

**15**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**  
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**  
 Sewer: Ext Feat: **Other** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,No Animal Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`4" x 11`2"	Kitchen	Main	12`1" x 10`3"
Dining Room	Main	10`2" x 6`10"	2pc Bathroom	Main	4`9" x 5`5"
Bedroom - Primary	Second	14`9" x 13`5"	3pc Ensuite bath	Second	8`7" x 4`10"
Bedroom	Second	15`1" x 10`11"	Bedroom	Second	15`1" x 11`11"
4pc Bathroom	Second	7`10" x 4`1"	Game Room	Lower	10`5" x 10`8"
Bedroom	Lower	12`11" x 8`10"	4pc Bathroom	Lower	8`0" x 4`10"
Furnace/Utility Room	Lower	8`9" x 5`4"	Laundry	Lower	5`11" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$440**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0313390**

Remarks

Pub Rmks: **Welcome to this End Unit town home in the peaceful and nice community of Citadel, it offer a total of 4 GOOD SIZED Bed Rooms 3 in the Upper Level and 1 in the Lower Level or Basement, it compose of 4 bath rooms!! It also Offers a DOUBLE ATTACHED Garage Parking plus Drive Way that gives a total of 4 parking, recently updated appliances FIDGE - March 2024, DISHWASHER - 2023 plus WATER SOFTENER - April 2024. As you get in to the unit you will welcome by its high quality laminate flooring all through out the main level and carpet both upper and lower level.... Call you favorite realtor now and book your showing!!!**

Inclusions:  
Property Listed By: **none**  
**CIR Realty**

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





















