

# \$279,900 - 117, 3000 Citadel Meadow Point Nw, Calgary

MLS® #A2211296

**\$279,900**

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

Waiting for A new owner. Early possession is possible. This condo has undergone a significant upgrade, including flooring, paint, kitchen cabinets, countertops, and appliances. This excellent two-bedroom condo apartment is located in the Citadel Meadow Point. And is Virtually Staged. 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 outside parking stalls, allowing the owner to go straight from the condo at the end of the building to the stalls (#59 & #79). 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.

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2211296  |
| Price     | \$279,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 846               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 117, 3000 Citadel Meadow Point Nw |
| Subdivision | Citadel                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3G 5N5                           |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Elevator(s), Playground, Trash, Visitor Parking |
| Parking Spaces | 2                                               |
| Parking        | Outside, Plug-In, Stall                         |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                                      |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Portable Dishwasher, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                                            |
| Cooling           | None                                                                                                                 |
| # of Stories      | 3                                                                                                                    |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Construction      | Stucco, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 67               |
| Zoning         | M-C1             |

**Listing Details**

Listing Office                      Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.