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**306, 3000 Citadel Meadow Pt NW, Calgary  
Alberta T3G 5N5**

**\$199,900**

## Property Information

Property Type	• Condominium
Property Style	• Apartment
Beds	• 1
Baths	• 1
Taxes	• \$1,063 / 2024
Sq. Footage	• 579.09 ft
Condo Fee	• \$359.54 / Month
Year Built	• 2003
MLS®	• A2174914



# Property Description

Top floor unit with open floor plan ideal for entertaining. Plenty of natural light through large south-facing windows. Full kitchen appliance package, lots of cupboards, dual sink and tiled backsplash. In suite laundry and storage. Huge South facing balcony. Oversized master bedroom. Near bridged pathways, parks, schools, shopping, transit and other amenities. With easy access to transit and the newly completed Stoney Trail ring road. Parking stall #23. Special assessment paid for balcony repair. Well managed complex with condo fees including heat, water & sewer and pets allowed with approval.



## Property Features

- Across from Park/Green space
- Private Balcony
- Assigned Parking Out Front
- Bbq's Allowed
- Laundry in Suite
- Balcony
- Inviting Lobby
- Living Room
- Off Street Parking
- Shopping near by



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