

\$305,000 - 204, 4000 Citadel Meadow Point Nw, Calgary

MLS® #A2166289

\$305,000

2 Bedroom, 1.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

Welcome to your serene new lifestyle in Citadel, where tranquillity meets convenience. This charming two-bedroom, one-bath condo offers 845 sq. ft. of thoughtfully designed living space, complemented by an additional 102 sq. ft. on a spacious 8' x 12' balcony with delightful forest and trail views. Step outside your door to explore nearby scenic wooded trails, fostering a deep connection with nature and an enhanced sense of well-being. Enjoy the perfect blend of modern amenities and proximity to schools, parks, transit, highways, shopping, and restaurants offering diverse dining options. Inside, you'll appreciate the well-thought-out floor plan elevating your daily living experience and ease of furniture placement. Entertain, or hang out with family for movie night in the generous living room featuring luxury wide-plank vinyl flooring underfoot, an inviting corner gas fireplace wired for a flat-panel TV above, and sliding glass doors to the Zen-like outdoor living space. The well-appointed kitchen, complete with ample white cabinetry, pot drawers, and newer (2023) high-end stainless steel KitchenAid appliances—including a French door fridge with filtered water/ice dispensers, an electric range, a built-in dishwasher, and a built-in microwave—invites both culinary creativity and entertaining ease. The open-concept dining room is embellished with a spherical iron chandelier on a dimmer switch and offers a perfect setting for family dinners



and intimate gatherings. Retreat each night to the spacious primary bedroom, where treetop views greet you every morning. The versatile second bedroom can accommodate family and guests or adapt to your current needs. Completing the suite is a 4-piece bathroom with ample cabinetry and a moulded tub/shower combination, while the laundry/storage room houses a newer (2023) Smart LG ThinQ wash tower with a sleek black stainless steel finish. The rarely offered all-inclusive condo fee covers heat, water, and electricity, ensuring low monthly expenses and added stability. An underground parking space conveniently located near the elevator provides ease and peace of mind, especially in inclement weather. Recent upgrades include new light fixtures and decora switch plates (2024), a water line installed for the fridge and all-new appliances with a 5-year transferrable protection plan (2023), and luxury vinyl flooring in all principal areas, making this condo a comfortable, inviting haven.

Built in 2003

Essential Information

MLS® #	A2166289
Price	\$305,000
Sold Price	\$298,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	848
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	204, 4000 Citadel Meadow Point Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N5

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground, Parkade

Interior

Interior Features	Ceiling Fan(s), No Animal Home, Vinyl Windows, Closet Organizers, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 25th, 2024
Days on Market	37
Zoning	M-C d75
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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