

\$249,900 - 109, 1000 Citadel Meadow Point Nw, Calgary

MLS® #A2243939

\$249,900

1 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

Immaculate and affordable in desirable Citadel, Calgary. Perfect for first timer buyers, down sizers or the savvy investor. This HUGE 1 bedroom, 1 bathroom suite measures out at 707.90 sq.ft. of total living space. You'll definitely feel the spaciousness as soon as you walk in. Backing WEST onto a beautiful greenbelt, you'll love the privacy and views from your living room. This main floor unit also showcases a large patio with direct access to the green space, perfect for pet owners (allowed with board approval). The primary bedroom is EXPANSIVE and offers double closets and plenty of natural sunlight. The 4pc bathroom is around the corner and you'll appreciate the convenience of in suite laundry and all the extra storage space in this unit. The kitchen boasts a functional layout with island and seamlessly transitions into your dining area and living area, which is also flooded with so much natural sunlight, often rare in an apartment. Need to work from home, you could easily add an office area to the living room. Well managed complex with a proactive board. Condo fees include all utilities, even electricity. Just set up internet, cable and phone and you'll be set. Assigned parking stall is included, and the complex offers plenty of visitor stalls, along with street parking. St. Brigid School is located across the street with access to a huge park and baseball diamonds. Conveniently located adjacent to many bus routes (including the 138 route), with easy access to Stoney Trail, Country Hills Blvd and



minutes to great restaurants, Crowfoot shopping centre, Costco and so many other bespoke amenities nearby. VIRTUAL TOUR AVAILABLE!

Built in 2002

Essential Information

MLS® #	A2243939
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	109, 1000 Citadel Meadow Point Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N5

Amenities

Amenities	Elevator(s), Parking, Picnic Area, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Outside

Interior

Interior Features	Kitchen Island, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard

Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	6
Zoning	M-C1 d75

Listing Details

Listing Office	Real Broker
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