

# \$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 | 7                |
| Zoning         | M-C1 d75         |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.