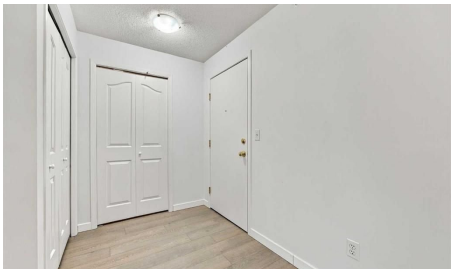
316 3000 Citadel Meadow Point NW

Calgary | Active | MLS® A2358424

$255,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2003**	**844.82 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Morning coffee tastes a little better when you're watching the sunrise from your balcony! And with walking paths and green spaces right outside your door, getting out for some fresh air couldn't be easier. Welcome to this south-facing, top-floor condo in Citadel, where you get a little more privacy, plenty of natural light, and no neighbours living above you.

Step inside and you'll notice the fresh paint and brand-new vinyl plank flooring throughout. It's clean, bright, and ready for you to move right in. The layout is another big plus. With two bedrooms and two full bathrooms, the bedrooms sit on opposite sides of the apartment, separated by the living room. Whether you have a roommate, overnight guests, or just want a little space to yourself, it's a setup that makes sense.

The primary bedroom has a walk-through closet leading to its own ensuite bathroom, and the second bedroom is conveniently located near the other full bathroom. There's also in-suite laundry (because nobody wants to haul laundry down the hallway!) and two ground-level parking stalls.

And here's something you'll really appreciate: you're not staring straight into another apartment building. Instead, you have an open outlook, with green space and pathways just steps away. The location is pretty convenient too. You're close to the Royal Vista shopping area, The Hamptons Golf Club, and both Stoney Trail and Country Hills Boulevard, making it easy to get around the city, run errands, or head out for the weekend.

Add in the top-floor location, south-facing balcony, and all those fresh updates, and you've got a pretty great place to come home to.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358424
Bedrooms	2
Bathrooms	2
Year Built	2003
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	844.82 sq. ft.
Condo Fee:	$553.24
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Southeast
Unit Exposure:	South
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2003 (Age: 23)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0311225
Heating:	Baseboard
New Constr.:	No

Construction Material:	Mixed, Stucco
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Citadel Pointe
Community:	Citadel
Amenities:	None
Appliances:	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Dining Room · 14'9" × 10'3" ·
Main Floor	Living Room · 14'7" × 13'10" ·
Main Floor	Kitchen · 9'11" × 8'6" ·
Main Floor	Bedroom - Primary · 12' × 10'8" ·
Main Floor	Bedroom · 11'11" × 10'3" ·

Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/316-3000-citadel-meadow-point-nw-calgary-a2358424/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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