



THE
A-TEAM

**RE/MAX
FIRST**

320 MEREDITH Road #601, Calgary T2E5A6

MLS® #: **A2119939**

Area: **Crescent Heights**

Listing Date: **04/06/24**

List Price: **\$599,000**

Status: **Pending**

County: **Calgary**

Change: **-\$71k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,212**
Low Sqft:
Ttl Sqft: **2,212**

DOM

43
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned, Parkade**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Cooktop**
Int Feat: **Bar, Built-in Features, Open Floorplan, Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`0" x 13`9"
Dining Room	Main	16`0" x 11`3"
Foyer	Main	10`0" x 6`9"
Nook	Main	5`9" x 2`1"
Balcony	Main	30`0" x 10`4"
Bedroom - Primary	Main	25`0" x 13`3"
Bedroom	Main	13`2" x 13`1"
4pc Ensuite bath	Main	10`9" x 5`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchenette	Main	11`0" x 7`0"
Living Room	Main	30`8" x 15`8"
Library	Main	9`0" x 8`6"
Laundry	Main	8`2" x 7`1"
Balcony	Main	22`0" x 5`0"
Bedroom	Main	13`2" x 10`1"
4pc Bathroom	Main	9`9" x 5`11"

Condo Fee:
\$1,520

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **8111087**

Remarks

Pub Rmks: **Rarely does a unit come for sale in the ICONIC Holly Point! THREE bedroom ,open concept with east and FULL city views boasting 2212 square feet. It doesn't get better than this. With a newly updated gym, socializing in the lounge and steps to Blush lane, Lukes, river pathways and a short walk to downtown, convenience doesn't get easier! This unit is ready for you to make it your own! Book a showing with your realtor today as this won't last long!**

Inclusions:
Property Listed By: **fridge, stove , washer, dryer , all appliances are as is where is
Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











