



THE
A-TEAM

**RE/MAX
FIRST**

320 MEREDITH Road #807, Calgary T2E 5A6

MLS® #: **A2144396** Area: **Crescent Heights** Listing Date: **06/28/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned, Underground

Finished Floor Area

Abv Sqft: **1,488**
 Low Sqft:
 Ttl Sqft: **1,488**

DOM

4

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, Open Floorplan, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 7`10"	4pc Ensuite bath	Main	7`5" x 9`5"
Bedroom	Main	13`10" x 11`10"	Dining Room	Main	11`10" x 10`0"
Foyer	Main	11`10" x 4`8"	Kitchen	Main	11`6" x 10`5"
Laundry	Main	7`10" x 6`2"	Living Room	Main	15`9" x 28`5"
Bedroom - Primary	Main	19`5" x 20`0"			

Legal/Tax/Financial

Condo Fee: **\$1,005** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq: **Monthly**

Legal Desc: **8111087**

Remarks

Pub Rmks: **Welcome to your dream home! This TOP FLOOR renovated 2-bedroom, 2-bathroom condo offers a perfect blend of modern luxury and unbeatable convenience. Nestled in a prime location, it boasts stunning views of downtown Calgary and the picturesque Bow River. Imagine waking up to breathtaking sunrises over the city skyline, and unwinding in the evening with serene river vistas. Step inside to discover a stylish, contemporary living space designed for comfort and elegance. The open-concept layout features high-end finishes, wood burning fireplace, sleek hardwood flooring, and plenty of natural light. The updated and open kitchen is a delight, featuring loads of countertops and ample storage, a perfect space to indulge your inner chef!! One of the standout features of this condo is its unbeatable location. Enjoy quick and easy access to downtown Calgary, making your commute to work a breeze. Embrace a healthy, active lifestyle with nearby walking paths along the Bow River, perfect for morning jogs or evening strolls. Plus, you'll be just steps away from the vibrant community of Bridgeland, renowned for its trendy restaurants, chic cafes, and boutique shops including Blush Lane!! Save money and time on your commute while living in style and comfort. This TOP FLOOR condo is more than just a home; it's a gateway to the best that Calgary has to offer with building amenities including a newly updated gym and party room with pool table plus secure and heated parking. Don't miss this opportunity to live in a luxurious space with unparalleled convenience and stunning views. Schedule your private tour today and start living your best life!!**

Inclusions: **Hood Fan**
Property Listed By: **RE/MAX Realty Professionals**

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











807-320 Meredith Rd NE, Calgary, AB

Main Floor Interior Area 1489.27 sq ft



0 5 10
PREPARED: 2024/08/13

White regions are excluded from total floor area in SQUARE FOOTAGE. All room dimensions and floor areas must be considered approximate and are subject to independent verification.