

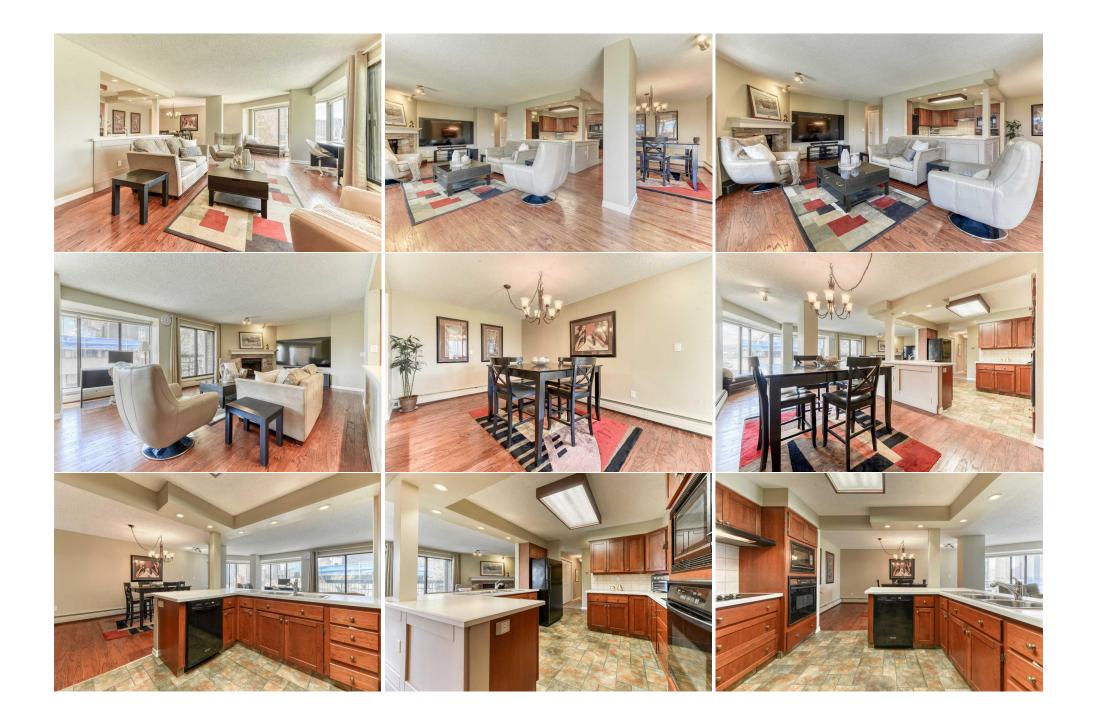
## 320 MEREDITH Road #807, Calgary T2E 5A6

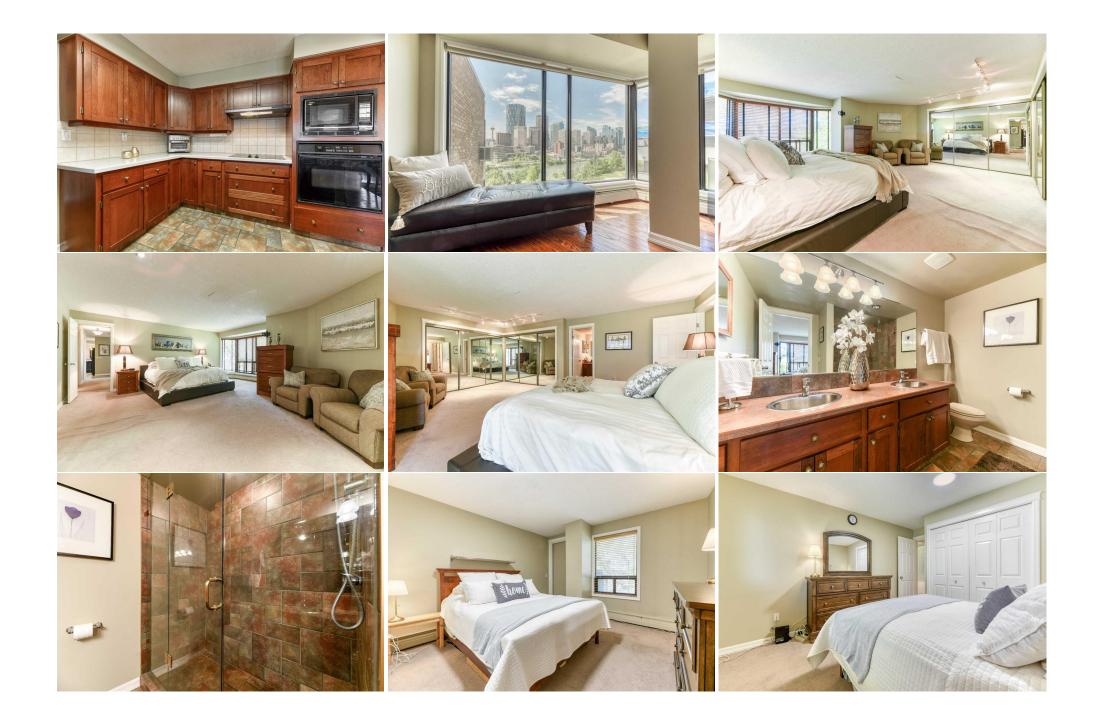
MLS®#:	A2144396	Area:	Crescent Heights	Listing Date:	06/28/24	List Price:	\$499,000			
Status:	Active	County:	Calgary	Change:	None	Associatio	n: Fort McMurray			
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat:	ation	Residential Apartment Calgary 1981	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,488 1,488	DOM 4 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	2 (2 ) 2.0 (2 0) Apartment 1
				Park Feat:		Assigned,Undergrou	nd			
						Utilities and Feature	S			
Roof: Heating: Sewer:	Hot Water		Construction: <b>Brick,Concrete</b> Flooring:							
Ext Feat:	Balcony									
Kitchen Appl: Built-In Oven,Dishwasher,D Int Feat: Double Vanity,Open Floorpl Utilities:				yer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings				erings		
Junues.						Room Information				
Room 4pc Bathroom Bedroom Foyer Laundry Bedroom - Primary		<u>Level</u> Main Main Main Main Main	Main 7`5" x 7`10"   Main 13`10" x 11`10"   Main 11`10" x 4`8"		LO" 11`10" 4`8" `2"	<u>Room</u> 4pc Ensuite bath Dining Room Kitchen Living Room		<u>Level</u> Main Main Main Main	<u>Dimensions</u> 7`5" x 9`5" 11`10" x 10`0" 11`6" x 10`5" 15`9" x 28`5"	
						Legal/Tax/Financial				
Condo Fee <b>\$1,005</b>				Title: <b>Fee Simpl</b> Fee Freq: <b>Monthly</b>	le			Zoning: <b>M-C2</b>		

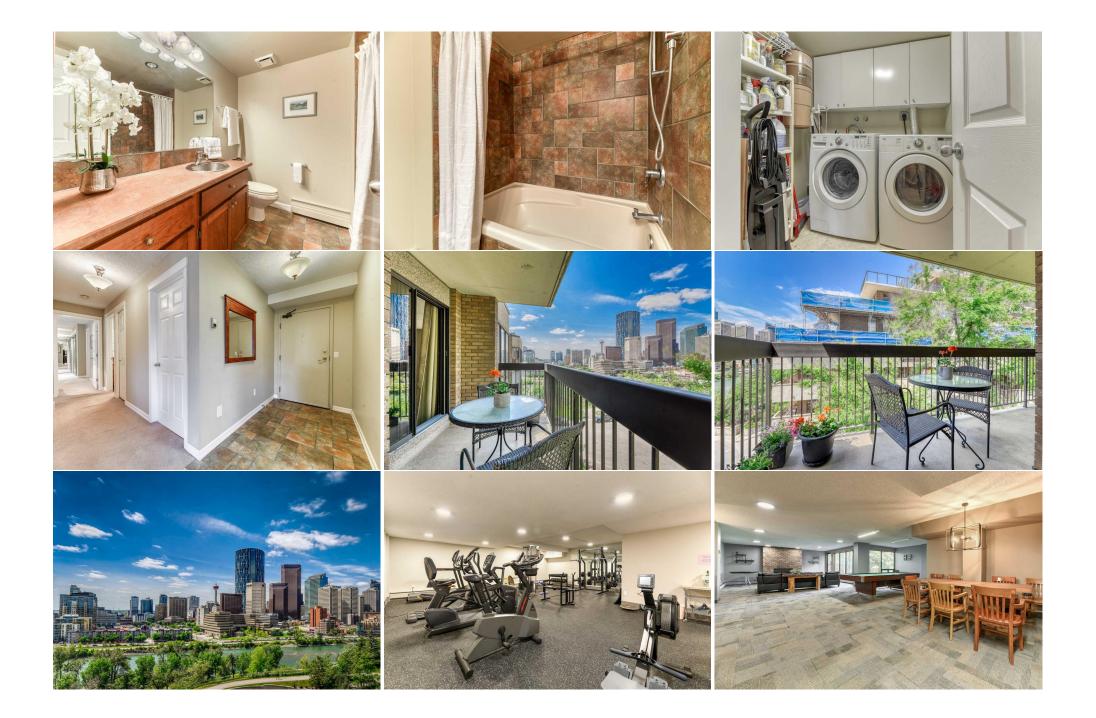
	Desc:	087
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skyline, and unwinding in the evening with serene river vistas. Step inside to discover a stylish, contemporary living space designed for comfort and eleg open-concept layout features high-end finishes, wood burning fireplace, sleek hardwood flooring, and plenty of natural light. The updated and open kitch 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 u location. Enjoy quick and easy access to downtown Calgary, making your commute to work a breeze. Embrace a healthy, active lifestyle with nearby wall 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 restaurants, chic cafes, and boutique shops including Blush Lane!! Save money and time on your commute while living in style and comfort. This TOP FLC 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	sions:	l Fan

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













807-320 Meredith Rd NE, Calgary, AB

