



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**300 MEREDITH Road #512, Calgary T2E 7A8**

MLS® #: **A2162839**      Area: **Crescent Heights**      Listing Date: **09/04/24**      List Price: **\$379,880**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,009**  
 Low Sqft:  
 Ttl Sqft: **1,009**

DOM

**15**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned, Guest, Parkade, Underground**

Utilities and Features

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

Construction: **Brick, Concrete, Stucco**  
 Flooring: **Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Induction Cooktop, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Jetted Tub, Kitchen Island, Open Floorplan**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     | <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>     |
|--------------------------|--------------|-----------------------|---------------------|--------------|-----------------------|
| <b>4pc Ensuite bath</b>  | <b>Main</b>  | <b>12`7" x 4`11"</b>  | <b>4pc Bathroom</b> | <b>Main</b>  | <b>8`4" x 4`11"</b>   |
| <b>Bedroom</b>           | <b>Main</b>  | <b>9`0" x 13`11"</b>  | <b>Dining Room</b>  | <b>Main</b>  | <b>9`6" x 11`2"</b>   |
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`11" x 17`9"</b>  | <b>Living Room</b>  | <b>Main</b>  | <b>11`11" x 17`4"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>13`10" x 17`4"</b> |                     |              |                       |

Legal/Tax/Financial

Condo Fee: **\$753**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **7910446**

Remarks

Pub Rmks: **This beautifully remodeled 2-bed, 2-bath condo (originally 1.5 bathrooms) offers over 1000 sqft of comfortable living space and a fantastically large 680 sqft patio. Located in the vibrant inner-city community of Crescent Heights, this unit boasts an open layout, a spacious primary bedroom with a 4-piece ensuite and walk-in closet, and a secondary bedroom ideal for guests or as a home office. Enjoy the convenience of Holly Park's amenities, including a heated indoor pool, hot tub, games/recreation room, private library, gym, racquet court, and its own green space right outside your door! Crescent Heights is a sought-after inner-city community in Calgary known for its tree-lined streets, historic homes, and proximity to downtown. Residents enjoy easy access to parks, shops, restaurants, and public transportation. The community offers a mix of housing options, from single-family homes to condos and apartments, making it a diverse and vibrant neighborhood.**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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







