



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**414 MEREDITH Road #404, Calgary T2E5A6**

MLS® #: **A2163184**      Area: **Crescent Heights**      Listing Date: **09/06/24**      List Price: **\$489,800**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 18-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,131**  
 Low Sqft:  
 Ttl Sqft: **1,131**

DOM

**76**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**      Construction: **Stone,Stucco,Wood Frame,Wood Siding**  
 Heating: **In Floor**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**  
 Int Feat: **High Ceilings**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`1" x 8`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`0" x 10`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 8`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>3`10" x 16`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 9`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`0" x 4`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`11" x 16`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>19`6" x 12`9"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$792

Fee Simple  
Fee Freq:  
Monthly

M-C2

Legal Desc: 0715991

Remarks

Pub Rmks: **Discover the epitome of urban sophistication in this contemporary, luxurious, and impeccably designed urban residence. Boasting two stunning vantage points, its near floor-to-ceiling windows showcase breathtaking views: southward to the Bow River and Downtown, and northward over Bridgeland & Crescent Heights. This customized unit exceeds expectations with over \$75,000 in upgrades, including a meticulously crafted kitchen featuring Wolf, Fisher and Paykel, and Jenn Air appliances, a master ensuite with an expansive glass steam shower, custom paint throughout, and an Oligo track lighting system highlighting artworks. Enjoy hardwood floors with radiant in-floor heat, 9 ft ceilings, and a spacious balcony equipped with a natural gas hookup. Situated within a 10-minute stroll of downtown, post office, drugstore, convenience store, and numerous dining and entertainment options, this residence offers an unmatched lifestyle. For those seeking the pinnacle of Calgary luxury condominium living, look no further—this is unparalleled value at its finest!**

Inclusions: n/a  
Property Listed By: eXp Realty

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







