



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2164413**

Area: **Crescent Heights**

Listing Date: **09/10/24**

List Price: **\$475,000**

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:

Finished Floor Area

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

DOM

**9**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Penthouse**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **None**  
Int Feat: **Double Vanity,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7' 5" x 7' 10"</b>
<b>Foyer</b>	<b>Main</b>	<b>11' 10" x 4' 8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>19' 5" x 20' 0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11' 10" x 10' 0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15' 9" x 28' 5"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>13' 10" x 11' 10"</b>
<b>Laundry</b>	<b>Main</b>	<b>7' 10" x 6' 2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7' 5" x 9' 5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11' 6" x 10' 5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,005**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc:

8111087

Remarks

Pub Rmks:

**EXECUTIVE PENTHOUSE - 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:

n/a

Property Listed By:

RE/MAX Real Estate (Central)

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











