



THE
A-TEAM

**RE/MAX
FIRST**

655 MEREDITH Road #101, Calgary T2E 5A9

MLS® #: **A2165440** Area: **Bridgeland/Riverside** Listing Date: **09/21/24** List Price: **\$269,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1972**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Off Street, Stall

Finished Floor Area

Abv Sqft: **655**

Low Sqft:

Ttl Sqft: **655**

DOM

60

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Brick, Concrete**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 11`11"	Kitchen	Main	15`9" x 7`9"
Bedroom - Primary	Main	11`10" x 11`1"	4pc Bathroom	Main	6`11" x 6`3"
Laundry	Main	5`5" x 4`8"	Storage	Main	8`2" x 6`6"

Legal/Tax/Financial

Condo Fee:
\$500

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0412783**

Remarks

Pub Rmks: **Welcome to this stunning main-floor end unit in a desirable low-rise concrete building located in the sought-after community of Bridgeland/Riverside! Fully renovated, this apartment boasts laminate flooring and ceramic tile throughout. It features 1 spacious bedroom, 1 full bathroom, and convenient in-suite storage. The beautiful maple kitchen offers ample cupboard and counter space, black appliances, and a built-in wine rack, all overlooking the spacious living room—ideal for entertaining. Step through the sliding doors from the living room to your private, fenced yard, perfect for enjoying morning coffee, soaking up the sun, or hosting evening BBQs with friends. The patio is shaded by mature trees, offering serene community views. The generous master bedroom is filled with natural light and includes an impressive walk-in closet and a convenient walk-through laundry area. Additional highlights include a 4-piece bathroom, in-suite laundry, one designated parking stall suitable for a truck, and plenty of street parking for guests. This condo's unbeatable location is within walking distance of everything you need—organic markets, city transit, and downtown. Nearby, you'll find a playground, popular spots like UNA Restaurant, Phil & Sebastian Coffee, East Village, and the scenic river pathways. Just minutes from Deerfoot Trail, Memorial Drive, and Edmonton Trail, this property offers both convenience and charm. Don't miss your opportunity to make this exceptional condo your home—schedule a private showing today!**

Inclusions:
Property Listed By: **None
CIR Realty**

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







