



THE
A-TEAM

**RE/MAX
FIRST**

300 MEREDITH Road #1001, Calgary T2E 7A8

MLS® #: **A2172113**

Area: **Crescent Heights**

Listing Date: **10/11/24**

List Price: **\$2,498,000**

Status: **Active**

County: **Calgary**

Change: **-\$302k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,406**
Low Sqft:
Ttl Sqft: **2,406**

DOM

191

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Apartment-Penthouse**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Views

Assigned,Stall,Underground

Utilities and Features

Roof:

Heating: **Electric,Forced Air**

Sewer: **Public Sewer**

Ext Feat: **Balcony,BBQ gas line,Storage**

Construction:

Brick,Concrete

Flooring:

Concrete,Linoleum,Tile

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,Dryer,Induction Cooktop,Instant Hot Water,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Steam Room,Storage

Utilities:

Cable Available,Electricity Available

Room Information

Room

Other
Sunroom/Solarium
Kitchen
Office
5pc Ensuite bath

Level

Main
Main
Main
Main
Main

Dimensions

19`6" x 17`6"
21`6" x 16`6"
20`0" x 19`0"
8`6" x 5`0"

Room

Bedroom - Primary
Family Room
Bedroom
3pc Ensuite bath
2pc Bathroom

Level

Main
Main
Main
Main
Main

Dimensions

24`0" x 14`0"
19`0" x 15`6"
16`6" x 10`6"

Legal/Tax/Financial

Condo Fee:
\$1,773

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **7910446**

Remarks

Pub Rmks: **This extraordinary two-bedroom Penthouse embodies modern luxury and sophisticated design. Offering over 4300 SF of interior and exterior living space along with stupendous views of the city skyline and river valley, there is no other luxury condominium of this magnitude that has ever been offered for sale. Every aspect of this home reflects meticulous craftsmanship and artistic design with curated interior design direction by Robert Gray. The expansive open-concept layout of the designer kitchen is elegantly appointed with premium finishes, Grey Elm custom cabinetry, quartz countertops, a large quartz island that was designed to be a large space for a true "Chef's station" and top-tier Wolf, ASKO and Subzero appliances, all seamlessly integrated into the design. The glass sunroom is the most incredible relaxation space while a 360-degree rotating wood-burning fireplace serves as the focal point between the two living rooms. This hidden gem offers incredible panoramic views to the East, South and West. The primary suite is a true retreat, featuring bespoke storage and closet solutions, remote blinds and an exquisite steam shower framed by large windows that capture the breathtaking cityscape and mountain views, providing a tranquil escape within the home. Outdoor living is elevated by a three-season screened-in patio, thoughtfully designed ensuring comfort and functionality. The outdoor terrace is a generous 1920 SF and the "outdoor living/screen room adds another 400 SF of usable outdoor space. Don't miss this opportunity to live in an iconic penthouse curated and renovated with perfection. Note: Seller will accept BITCOIN for currency payment.**

Inclusions: **N/A**
Property Listed By: **Coldwell Banker Mountain Central**

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











