



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

71
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **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	Level	Dimensions	Room	Level	Dimensions
Other	Main	19`6" x 17`6"	Bedroom - Primary	Main	24`0" x 14`0"
Sunroom/Solarium	Main	21`6" x 16`6"	Family Room	Main	19`0" x 15`6"
Kitchen	Main	20`0" x 19`0"	Bedroom	Main	16`6" x 10`6"
Office	Main	8`6" x 5`0"	3pc Ensuite bath	Main	
5pc Ensuite bath	Main		2pc Bathroom	Main	

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.**

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











