



THE
A-TEAM

**RE/MAX
FIRST**

320 MEREDITH Road #302, Calgary T2E 5A6

MLS® #: **A2174235** Area: **Crescent Heights** Listing Date: **10/21/24** List Price: **\$729,900**
 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: **1,679**
 Low Sqft:
 Ttl Sqft: **1,679**

DOM

0
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Assigned, Parkade**

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Concrete**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Water Conditioner,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Elevator,Kitchen Island,No Animal Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	11`6" x 5`7"	4pc Bathroom	Main	11`6" x 5`6"
Bedroom - Primary	Main	17`0" x 26`0"	Bedroom	Main	15`5" x 14`4"
Dining Room	Main	17`2" x 10`8"	Kitchen	Main	14`1" x 12`10"
Laundry	Main	13`1" x 11`7"	Living Room	Main	21`0" x 16`10"
Walk-In Closet	Main	10`3" x 7`3"	Foyer	Main	7`11" x 6`3"

Legal/Tax/Financial

Condo Fee:
\$1,058

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **8111087**

Remarks

Pub Rmks: **LOCATION LOCATION LOCATION- Just one block from Calgary's river trails and walking distance to Downtown. This exquisite apartment offers a sophisticated retreat with downtown views. Thoughtfully designed for those seeking elegance and comfort in this large spacious unit. The attention to detail along with custom finishes are showcased throughout the home. From the stunning Barn doors in the foyer to the large island kitchen with quartz counters and expansive cabinets for storage. There is an abundance of counter space for those who enjoy spending time creating fabulous meals. The kitchen seamlessly transitions into the dining and living creating a great atmosphere for entertaining. The space is illuminated by expansive windows and offers easy access to an oversized balcony perfect for lounging. The new composite deck tiles add comfort and enhance the look of your outdoor space. This unit has the utmost privacy from neighbors, making it very unique. The Inviting living room is anchored by a remote controlled gas fire place making it ideal for cozy conversations, new engineered hardwood flooring, remote controlled motorized Zebra blinds for additional privacy. The flow of space between the living and dining area enhance the welcoming feeling for your guests for those growing gatherings. The Primary bedroom offers a spa like experience with a spacious sleeping area, access to the balcony, and modern updated bathroom with a walk in shower. The custom fitted luxury walk in closet has the space to accommodate most peoples needs. The second bedroom is also of a generous size ideal for guests or an office area. Additional features of this unit include a new AIR CONDITIONING unit with triple Daikin heads (lifetime warranty with annual maintenance fee), a Culligan water filtration system in the kitchen, a large laundry room that can also be used as a storage area, a secondary storage room, engineered hardwood flooring in the bedrooms, updated faucets, updated lighting and custom motorized blinds. Parking space #301 is conveniently located close to the elevator. The building boast concrete construction to ensure a noise free environment, Underground parking, recently updated entrance way to the building, 2 additional rooms conveniently located on the same floor as this unit. One is a gym with recently updated equipment and the second is a social room that features a wet bar, pool table and space to accommodate larger gatherings.**

Inclusions: **tv and mount in living room**

Property Listed By: **Century 21 Bamber Realty LTD.**

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











