



THE
A-TEAM

**RE/MAX
FIRST**

638 MEREDITH Road #302, Calgary T2E 5A8

MLS®#: **A2183950** Area: **Bridgeland/Riverside** Listing Date: **12/18/24** List Price: **\$249,000**
 Status: **Active** County: **Calgary** Change: **-\$6k, 20-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Covered,Stall

Finished Floor Area

Abv Sqft: **827**
 Low Sqft:
 Ttl Sqft: **827**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **French Door,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`3"	Bedroom	Main	7`5" x 15`0"
Bedroom - Primary	Main	9`1" x 15`1"	Dining Room	Main	7`11" x 9`6"
Kitchen	Main	9`4" x 6`11"	Living Room	Main	11`8" x 24`5"

Legal/Tax/Financial

Condo Fee: **\$744** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Legal Desc: **0213437** **Monthly** Remarks

Pub Rmks: **Absolutely Fabulous Location!!! Spacious 2-bedroom condo right in the buzzing heart of Bridgeland. Stroll to downtown, East Village, the Bow River Pathway, C-Train, and all the hip amenities that trendy Bridgeland has to offer! This top-floor gem checks all the boxes: two roomy bedrooms, a fabulous 4-piece bath, an open-concept kitchen, dining & living area, plus in-suite laundry featuring a shiny new LG washer/dryer combo. But wait, there's more—a huge balcony and your very own assigned COVERED parking spot! Brand new carpets, and professionally cleaned—this beauty is all set and waiting for its new lucky owners!**

Inclusions: **n/a**

Property Listed By: **Century 21 Masters**

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









