



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**645 MEREDITH Road #4, Calgary T2E 5A9**

MLS® #: **A2184834** Area: **Bridgeland/Riverside** Listing Date: **12/31/24** List Price: **\$279,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1977**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Off Street,Parking Lot,Stall**

Finished Floor Area

Abv Sqft: **694**  
 Low Sqft:  
 Ttl Sqft: **694**

DOM

**32**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick,Metal Siding ,Wood Frame**  
 Flooring: **Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Refrigerator**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 3`7"	Laundry	Main	3`0" x 1`11"
4pc Bathroom	Main	4`11" x 8`5"	Pantry	Main	1`11" x 3`0"
Kitchen	Main	6`11" x 8`1"	Dining Room	Main	7`4" x 7`9"
Living Room	Main	13`0" x 11`7"	Bedroom	Main	9`7" x 9`5"
Bedroom - Primary	Main	11`6" x 10`1"	Balcony	Main	9`8" x 3`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

**\$695**

**Fee Simple**

**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **7711268**

Remarks

Pub Rmks: **Welcome to this cozy, delightful, airy 2-bedroom condo, located in Bridgeland, one of the most desirable inner-city neighborhoods in Calgary! This condo has everything you need--- two bedrooms, a bathroom, kitchen, a dining and living area, in-suite laundry, a parking spot, and more! You'll be within walking distance to parks, playgrounds, and even the iconic Bow River Pathways. The area's trendiest restaurants, shops, and cafes (and more!) are just a quick walk away, while easy access to public transit, Memorial Drive, Edmonton Trail, and Deerfoot Trail make commuting a breeze. Plus, downtown's only a 3 minute drive away! If you're looking for a comfortable and convenient lifestyle in Calgary, this is the perfect place for you to call home! And, if you are an investor, this property offers excellent potential as a rental due to its prime, convenient location. Its proximity to key amenities, transportation, local attractions makes it highly desirable for tenants, ensuring a steady stream of rental income.**

Inclusions: **N/A**  
Property Listed By: **First Place Realty**

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









