



THE
A-TEAM

**RE/MAX
FIRST**

320 MEREDITH Road #302, Calgary t2e5a6

MLS® #: **A2189674** Area: **Crescent Heights** Listing Date: **01/23/25** List Price: **\$699,900**
 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:

Access:
 Lot Feat:
 Park Feat:

Parkade,Underground

Finished Floor Area

Abv Sqft: **1,679**
 Low Sqft:
 Ttl Sqft: **1,679**

DOM

45

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Boiler,Fireplace Insert,Radiant**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Convection Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Conditioner,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Stone Counters**
 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 pathways and walking distance to Downtown. This large exquisite apartment offers a sophisticated retreat with downtown views. Thoughtfully designed for those seeking elegance and comfort in this spacious unit. The attention to detail enhanced with custom finishes are showcased throughout this home. From the open foyer featuring stunning barn doors, through to the expansive kitchen with quartz counters and seamlessly flows to living and dining area that expansive nature is wonderful for hosting those memorable events at home. The inviting living room has large bright east facing windows with motorized Zebra blinds, a central remote controlled gas fireplace cased in stone with a large mantle perfect for relaxing and has sliding doors to an oversized balcony that has new composite tiles for comfort. The Primary bedroom offers a spa like experience with access to the balcony. The room can be bright or darkened for your relaxation needs. There is a large walk in custom closet, an updated en suite bathroom . The second bedroom/office which is also a generous size, a large laundry room / storage / hobby area. Additional features of this home are new triple head Daiken air conditioning units which come with a life warranty with an annual mtc fee, a secondary storage area, new engineered hardwood floors, updated faucets, updated lighting, motorized blinds. The concrete construction ensures a noise free environment and layout gives a feel of privacy from neighbors. The building has underground parking, a recently updated lobby, exercise room and social room with wet bar and pool table that is available for booking larger groups, an recently update exterior entrance. Please note that dogs are only permitted if either a service animal or companion status.**

Inclusions: **TV and mount above the fireplace**

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

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











