



THE A-TEAM

RE/MAX FIRST

636 MEREDITH Road #302, Calgary T2E5A8

MLS® #: A2193094 Area: Bridgeland/Riverside Listing Date: 02/06/25 List Price: \$236,900
Status: Active County: Calgary Change: -\$3k, 04-Apr Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1979

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 657
Low Sqft:
Ttl Sqft: 657

Private, Rectangular Lot
Assigned, Drive Through, Electric Gate, Gated, Outside, Parkade, Secured, Stall

DOM

58
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Flat
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: Balcony, Private Entrance

Construction: Stucco, Vinyl Siding, Wood Frame
Flooring: Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Electric Stove, Range Hood, Refrigerator
Int Feat: Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Wood Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Entrance, Kitchen, Living Room, 4pc Bathroom, Bedroom, Dining Room, Balcony.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$653

Fee Simple

MU-1

Fee Freq:

Monthly

Legal Desc:

8010516

Remarks

Pub Rmks:

**BRING US AN OFFER!** Looking for a cash-flowing investment property that's turn-key and in a trendy inner-city area? I've got the one for you! With **AMAZING** tenants in place who would love to stay, you could easily add Unit 302 to your portfolio. Located in a prime location for anyone who wants to be close to downtown, right in the trendy neighbourhood of BRIDGELAND, w/ so much to do WITHIN your community & JUST OUTSIDE OF IT, w/ neighbourhoods like East Village, Kensington & the River Walk pathway. You've got easy access anywhere you'd want to go (walking, biking or driving) w/ awesome shops, pubs/dining, fitness studios, breweries, playgrounds, ice cream shops & even Blush Lane Market steps from your building. Located on Meredith Road, you'll find a red building w/ arching trees & 2-hour parking out front, perfect for guests. This boutique building has GATED PARKING & offers a ton of value. As you step inside, you'll notice the updated, clean carpets & freshly painted hallways. 3 floors up you'll find Unit 302. This TOP FLOOR, CORNER UNIT lets you live close to the action while having a peaceful home to lay your head to each night, perfect for tenants. Featuring 2 BEDROOMS & 1 BATHROOM, which is RARE for this price point & size, especially in this location. With an inviting entrance, FRESHLY PAINTED WHITE WALLS, LVP FLOORING, you have a wall for a mirror or a console table to grab your keys on the go. Straight ahead you have your FRONT HALL CLOSET & to the left is your PRIMARY BEDROOM big enough for a queen bed w/nightstands & a good-sized closet w/ an organization system. Leaving your primary bedroom you'll see a door to your RENOVATED BATHROOM. Here, you'll find a beautiful vanity w/ a MARBLE TOP SINK, NEW FIXTURES, a DEEP TUB, UPDATED TILE SURROUND & MODERN GLASS DOORS. Leaving this bathroom, you have a wall niche that you could use to hang artwork, for extra storage; laundry baskets or for a tall cabinet. Back in the hall, you'll find your 2ND BEDROOM perfect for a nursery, guest bedroom or office & down the hall, you'll find your kitchen. With STAINLESS STEEL APPLIANCES incl. a full-sized fridge, plenty of cabinets, a pantry & a spot for what could be a built-in microwave, this kitchen lets you cook w/ ease & focus. It's BRIGHT w/ the WINDOW OVER YOUR SINK & w/ an opening that lets in TONS OF NATURAL LIGHT. Straight ahead you reach your main living spaces where you have room for a 4-SEATER DINING TABLE, walls for artwork + a BIG LIVING ROOM w/ access to your N-FACING BALCONY - ISN'T THIS A NICE VIEW? Your balcony has dura deck vinyl flooring & a glass railing. Back inside, YOU DON'T HAVE ANY POPCORN CEILING, here you have the much desired FLAT SMOOTH CEILING. On the lower floor, you'll find your SHARED LAUNDRY ROOM (FREE) w/ an updated LG Washer/Dryer, a SHARED STORAGE ROOM + SECURED GATED ASSIGNED PARKING, stall #302. Ps. You have 2x C-train Stations, YYC Zoo & TELUS Spark nearby! Please WATCH THE VIDEO! Tenant is paying \$1,900 + electricity/would love to stay!

Inclusions:

N/A

Property Listed By:

RE/MAX First

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

















