



THE
A-TEAM

**RE/MAX
FIRST**

636 MEREDITH Road #201, Calgary T2E 5A8

MLS® #: **A2200888** Area: **Bridgeland/Riverside** Listing Date: **03/10/25** List Price: **\$274,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **746**
Low Sqft:
Ttl Sqft: **746**

DOM

4

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Low Maintenance Landscape,See Remarks**
Park Feat: **Parkade**

Utilities and Features

Roof: **Rolled/Hot Mop**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$718		Title: Fee Simple Fee Freq: Monthly		Zoning: MU-1	
Legal Desc:	8010516				

Remarks

Pub Rmks:

Click brochure link for more details. Welcome home to Unit 201 at 636 Meredith Rd NE, Calgary: a charming south facing condominium in a well-run building, nestled in the vibrant neighbourhood of Bridgeland. In this extraordinarily walkable location, you will find this completely remodelled gem brought up to modern standard. This includes a recently redesigned kitchen with stainless steel, fridge, dishwasher, oven, and microwave. A top-of-the-line cooktop will satisfy any chef out there as well. Butcher block countertops and a farmhouse sink in the kitchen provide a rustic charm. Both the master and secondary bedroom have been updated with custom built-in closets featuring large glass and mirror doors. The bathroom, similar to the kitchen, feels both rustic and modern, with wooden countertops and a vessel sink. Floors and doors were also replaced throughout the unit. There is an abundance of storage: a double coat rack closet, two utility closets, and a small storage den at the entrance equipped with washer and dryer. An assigned parking spot is also provided in a gated parking lot. Bridgeland is renowned for its blend of urban convenience and community charm. Residents enjoy its proximity to downtown, recreational spaces and pathways, culinary delights, and public transit. This is a delightful condo in one of Calgary's most sought-after neighborhoods!

Inclusions:

Call seller directly

Property Listed By:

Honestdoor Inc.

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





