

636 MEREDITH Road #201, Calgary T2E 5A8

A2200888 Bridgeland/Riverside Listing 03/10/25 List Price: **\$274,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: City/Town: Calgary Year Built:

Lot Information

Lot Shape:

Access: Lot Feat:

Park Feat:

1979

Lot Sz Ar:

Residential **Apartment**

Parkade

Finished Floor Area Abv Saft: 746

Low Sqft:

Ttl Sqft: 746 DOM

4 <u>Layout</u>

> 2 (2) Beds: 1.0 (1 0) Baths:

Apartment-Single Style:

Level Unit

Parking

Ttl Park: 1

Garage Sz:

Utilities and Features

Roof: Rolled/Hot Mop

Heating: Baseboard

Sewer:

Ext Feat: **Balcony** Construction:

Stucco, Vinyl Siding, Wood Frame

Flooring:

Ceramic Tile, Vinyl Plank

Low Maintenance Landscape, See Remarks

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

Room Level **Dimensions** Room Level **Dimensions**

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$718 Fee Simple MU-1

> Fee Freq: Monthly

Legal Desc: 8010516 Pub Rmks:

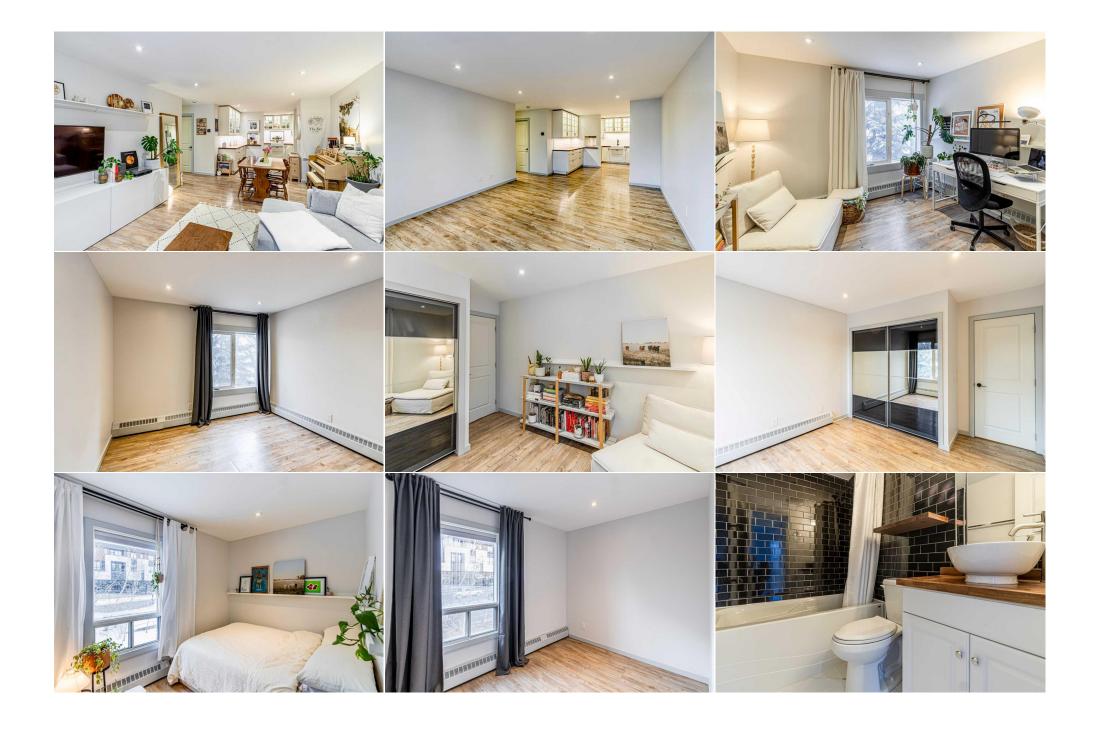
Click brochure link for more details. Welcome home to Unit 201 at 636 Meredith Rd NE, Calgary: a charming south facing condominium in a well-run building, nestled in the vibrant neighbourhood of Bridgeland. In this extraordinarily walkable location, you will find this completely remodelled gem brought 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:
Property Listed By:

Call seller directly Honestdoor Inc.

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







Floor Plan- #201 636 Meredith Rd NE

