



THE
A-TEAM

**RE/MAX
FIRST**

645 MEREDITH Road #9, Calgary T2E 9A3

MLS® #: **A2205047** Area: **Bridgeland/Riverside** Listing Date: **03/25/25** List Price: **\$199,000**
Status: **Active** County: **Calgary** Change: **-\$16k, 03-Apr** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **578**
Low Sqft:
Ttl Sqft: **578**

DOM

23

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Metal Siding ,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 10`9"	Dining Room	Main	7`3" x 6`11"
Kitchen	Main	7`7" x 6`9"	Bedroom	Main	12`6" x 9`7"
4pc Bathroom	Main				
Legal/Tax/Financial					
Condo Fee:		Title:		Zoning:	
\$557		Fee Simple		M-C2	
		Fee Freq:			
		Monthly			
Legal Desc:		7711268			
Remarks					
Pub Rmks:		Great opportunity to own this wonderful spacious one bedroom unit on the top floor in the fabulous inner-city community of Bridgeland. Nice layout with a large living room and dining room combo and a spacious bedroom. There is also a large storage locker located in the basement for extra storage and a place for storing your bike. This south facing unit also have a balcony off the living room with city views. Great location with easy access into downtown, river pathway system and the east village and not to mention all the great shops and restaurants nearby on 1st Avenue. Why pay high rent when you can purchase this unit at a very attractive price. Be the first to view; call for your private viewing today. Property is vacant; quick possession is possible. Unit # 5 is also for sale; great investment potential if these two units are bought together.			
Inclusions:		None			
Property Listed By:		RE/MAX Real Estate (Mountain View)			

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







