$669,900 - 302, 320 Meredith Road Ne, Calgary

MLS® #A2189674

$669,900

2 Bedroom, 2.00 Bathroom, 1,679 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

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 dinning 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.

Built in 1981

Essential Information

MLS® #	A2189674
Price	$669,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,679
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	302, 320 Meredith Road Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2e5a6

Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Garbage Chute, Party Room, Storage
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Ceiling Fan(s), Stone Counters, Central Vacuum
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Built-In Oven, Convection Oven, Dryer, Electric Cooktop, Washer, Water Conditioner
Heating	Boiler, Fireplace Insert, Radiant
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Raised Hearth, Stone
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Concrete, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	January 23rd, 2025
Days on Market	216
Zoning	M-C2
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.