

# \$236,900 - 302, 636 Meredith Road Ne, Calgary

MLS® #A2193094

**\$236,900**

2 Bedroom, 1.00 Bathroom, 657 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

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!

Built in 1979

## Essential Information

MLS® #	A2193094
Price	\$236,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	657
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	302, 636 Meredith Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E5A8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall, Drive Through, Electric Gate, Gated, Outside, Parkade, Secured

### Interior

Interior Features	Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Wood Windows
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Private, Rectangular Lot

Roof	Flat
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	85
Zoning	MU-1

### **Listing Details**

Listing Office	RE/MAX First
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