# \$625,000 - 302, 320 Meredith Road Ne, Calgary

MLS® #A2189674

### \$625,000

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

Crescent Heights, Calgary, Alberta

SUBSTANTIALLY REDUCED. WHAT A 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 \$625,000

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 Pantry, Ceiling Fan(s), Closet Organizers, Stone Counters, Central

Vacuum, No Animal Home, No Smoking Home, Recessed Lighting

Appliances Dishwasher, Microwave, Refrigerator, Built-In Oven, Convection Oven,

Dryer, Electric Cooktop, Range Hood, Washer, Water Conditioner,

Window Coverings

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 Brick, Concrete
Foundation Poured Concrete

## **Additional Information**

Date Listed January 23rd, 2025

Days on Market 285

Zoning M-C2

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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