

\$199,900 - 302, 636 Meredith Road Ne, Calgary

MLS® #A2228381

\$199,900

2 Bedroom, 1.00 Bathroom, 657 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Incredible Investment Opportunity w/ Nearly 10% CAP Rate! Whether you're a savvy investor or a buyer looking to break into the market, Unit 302 checks a lot of boxes—renovated, top floor, corner unit, 2 beds, 1 bath, gated parking, & an unbeatable price tag.

Located in the sought-after inner-city community of Bridgeland, this is a rare chance to own in one of Calgary's most walkable, connected neighborhoods. Only minutes from downtown, w/ East Village, Kensington, & the Bow River pathway nearby, you'll love the lifestyle this location offers. Shops, breweries, fitness studios, dining, playgrounds, parks, Blush Lane Market, & more are just steps from your building.

Meredith Road offers beautiful tree-lined streets, free 2-hr guest parking, & a charming boutique building w/ gated parking. Inside, the building is well-maintained, featuring freshly painted hallways & clean carpets. On the 3rd floor, Unit 302 awaits—a renovated, light-filled corner unit w/ flat ceilings (no popcorn!), updated LVP flooring, & a thoughtful layout.

The entry offers a front hall closet, space for a console or mirror, & opens into your main living area. The kitchen features SS appliances, a full-size fridge, pantry, & a window over the sink—plus an opening to the



living room that lets in natural light. The living/dining area is well-sized, w/ room for a 4-seat table, spacious lounge area, & access to your N-facing balcony w/ glass railing & dura deck flooringâ€”perfect for enjoying the skyline while staying cool in summer.

Both bedrooms are generously sizedâ€”the primary fits a queen & nightstands. The renovated bathroom includes a marble-top vanity, modern fixtures, deep soaker tub, tiled surround, & sleek glass doors. Bonus wall niche for extra storage or decor.

Shared laundry (FREE) w/ newer LG washer/dryers, secured assigned parking (stall #302), & a shared storage room round out the offering. While this building is older, the siding has been updated, & the unit itself shows wellâ€”even though itâ€™s no longer staged & is currently tenant-occupied. Yes, the windows could use upgrading & laundry is shared, but for a renovated 2 bed unit at this price, itâ€™s a trade-off that makes sense.

The catch? Possession requires 90 days, & the current tenant (paying \$1,900/mo + electricity) would love to stay until Oct. 31st of this yearâ€”making this ideal for investors or flexible buyers.

Donâ€™t take this opportunity for grantedâ€”this unit offers serious value, strong rental income, & long-term upside in an unbeatable location.

Book your showing today & make your move before someone else snaps it up.
P.S. WATCH THE VIDEO!

Built in 1979

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2228381 |
| Price | \$199,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 657 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| 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 |
| Utilities | Electricity Not Paid For |
| Parking Spaces | 1 |
| Parking | Assigned, Outside, Parkade, Secured, Stall, Drive Through, Electric Gate, Gated |

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 | June 5th, 2025 |
| Days on Market | 9 |
| Zoning | MU-1 f4.5h22 |

Listing Details

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|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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