

# \$599,900 - 610, 300 Meredith Road Ne, Calgary

MLS® #A2260321

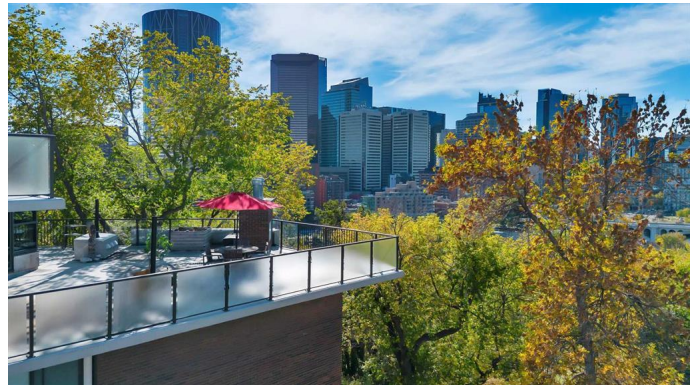
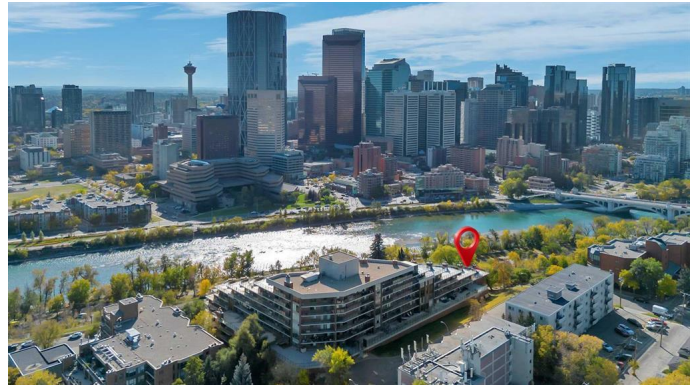
**\$599,900**

2 Bedroom, 2.00 Bathroom, 2,218 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

ONE OF THE BEST LOCATIONS IN CALGARY, WITH FULL CITY AND RIVER VIEWS AND ONLY MINUTES TO DOWNTOWN!!. This fantastic condo has been occupied by the current owners for over 33 years for the reason stated above. Enjoy over 2200ft<sup>2</sup> of indoor living space PLUS a patio of over 2000ft<sup>2</sup>. Two bedrooms plus a den(with a city view) and 2 full bathrooms. The layout of the condo orientates the main living space with the city and river views allowing the two bedrooms to have a more private setting. Excellent interior walls for your art along with great floorspace for furniture placement. You'll appreciate the cozy wood burning fireplace in the living room for ultimate ambience. Every room has an AC unit to keep them comfortable during those hot summer days. The 400ft<sup>2</sup> solarium has heated floors for maximum comfort twelve months of the year. You can enjoy the condo with flooring, paint and minor kitchen updates, or embark on a more aggressive renovation to suit your specific taste. The double detached garage INSIDE THE PARKADE is unique and rare, allowing you to store additional items and have ultra secure parking for your vehicles. Your reasonable condo fee includes use of excellent amenities including the indoor pool, hot tub and sauna as well as a stocked library, separate gym and racquet ball court. Friends coming to visit from out of town? No problem as you can rent a guest suite in the building for \$50/day. The condo is extremely well run with



involved, long time owners on the board.  
Recent condo building updates have included replacing the stucco perimeter walls with glass and metal railing, newer roof and HVAC, all of which have been paid by the existing owner.  
**SEEING IS BELIEVING!!** Come and check out this excellent value for yourself.

Built in 1979

### **Essential Information**

MLS® #	A2260321
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,218
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	610, 300 Meredith Road Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E7A8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Guest Suite, Racquet Courts, Sauna, Secured Parking, Spa/Hot Tub, Trash, Visitor Parking, Indoor Pool
Parking Spaces	2
Parking	Assigned, Double Garage Detached, Enclosed, Parkade, Underground
# of Garages	2

### **Interior**

Interior Features	Bookcases, Central Vacuum, Kitchen Island, Elevator
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garburator, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Baseboard, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
# of Stories	10
Basement	None

## Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2025
Days on Market	2
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.