

**302, 638 Meredith Road NE**  
**Calgary, Alberta**

**MLS # A2234830**



**\$227,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 816
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Storage, Vinyl Windows		

**Inclusions:** N/A

Absolutely Fabulous Location!!! Spacious 2-bedroom condo right in the buzzing heart of Bridgeland. Stroll to downtown, East Village, the Bow River Pathway, C-Train, and all the hip amenities that trendy Bridgeland has to offer! This top-floor gem checks all the boxes: two roomy bedrooms, a fabulous 4-piece bath, an open-concept kitchen, dining & living area, plus in-suite laundry featuring a shiny new LG washer/dryer combo. But wait, there's more—a huge balcony and your very own assigned COVERED parking spot! Brand new carpets, and professionally cleaned—this beauty is all set and waiting for its new lucky owners!