

**201, 414 Meredith Road NE**  
**Calgary, Alberta**

**MLS # A2285456**



**\$400,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 733
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to a truly exceptional condo in one of Calgary's most sought after inner city locations, just minutes from downtown and steps to the restaurants, parks, amenities, and scenic viewpoints of Bridgeland and Crescent Heights. This rare corner unit at THE VU is located in a quiet low rise building and offers spectacular, unobstructed views of the Calgary skyline, Calgary Tower, and Bow River. Offering 1,030 square feet of well designed living space, the two bedroom, two bathroom layout provides excellent functionality with the bedrooms thoughtfully separated from the main living and dining areas for added privacy. The home features hardwood flooring throughout, a large kitchen island, granite countertops, stainless steel appliances, and in floor heating for year round comfort. Additional features include in suite laundry, a titled underground parking stall, and expansive windows that fill the space with natural light while showcasing stunning city and river views.