

**302, 320 Meredith Road NE**  
**Calgary, Alberta**

**MLS # A2298457**



**\$625,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,679 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Hot Water, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,145
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, Walk-In Closet(s)		

**Inclusions:** tv and mount above the fireplace.

This exquisite open floor concept condominium with almost 1700 sq ft on a single level is a perfect choice for those wanting to downsize but not wanting to give up space. The condo is situated just one block from the Bow River with its amazing pathways and walking distance to downtown. This home has been extensively upgraded with many need to have options! Power Zebra blinds for those that want to keep the morning sun out, Triple head Daiken air conditioning that have a life time warranty with the annual mtc service contract, gas insert fireplace with remote controls and ventilator fan, custom built in cabinets in the large walk in closet, engineered hard wood flooring, Quartz counters through out. The bathrooms are updated, the foyer has an eye catching barn door closet, and the kitchen has plenty of room for those that like to entertain from the heart of your home. The decor is warm with custom paint throughout and vinyl wall paper to accent a few walls. The living room and dining area could be configured a number of ways to enhance the open area, snuggle in front of a picture perfect stone fireplace or to enjoy a large gathering around a sprawling table with friends and family. The concrete patio is a generous size and covered with non fading composite deck tile for comfort.