

**407, 300 Meredith Road NE**  
**Calgary, Alberta**

**MLS # A2311946**



**\$379,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,002 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Vinyl, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 871

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** Storage cabinets in parking space

Welcome to Holly Park! This safe and solid concrete building is nestled along the banks of the Bow river, providing beautiful parks pathways only steps away. Throw away the gym membership because the building boasts an exercise room, a squash court, a party room, a library, and even in INDOOR POOL! There is ample guest parking as well. This spacious one bedroom home has a fabulous view of downtown from all rooms. The home has been beautifully updated with new wide plank flooring and a newly renovated bathroom incorporating a walk in shower. The kitchen is open to the main living area and features quartz counters, stainless steel appliances, and gorgeous copper tile back splash. Relax in the absolutely huge master bedroom large enough for a king bed and all the furniture you could want. The walk in closet is also ample. The storage room has a full size washer and dryer. Stay cool in the summer with the dual air conditioning units. You will have no issues parking your car as the stall is wider than most and has storage within the stall. If you are looking for an inner city residence in a classy, mature, and well managed building, this is it!!