

101, 414 Meredith Road NE  
Calgary, Alberta

MLS # A2236148



# \$449,900

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 755
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** fridge, stove, washer/dryer, all blinds, microwave and fan , dishwasher

This fantastic main floor unit has a private entrance from the street with a large main level balcony to enjoy the view. A south facing unit with fabulous windows. A fantastic open layout with two bedrooms and two bathrooms. Contemporary cabinetry, quartz countertops, stainless steel appliances, 9 foot ceilings, walk in closet etc. This unit has a newer hardwood floor, newer stove, fridge and dishwasher. The unit shows pride of ownership with custom window coverings, A perfect location. Close to Bridgeland shopping and restaurants and is walking distance to downtown. This is a one owner unit and is priced to sell,.