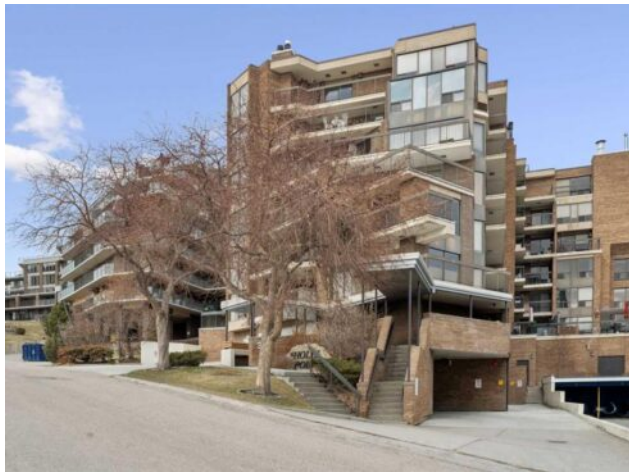


**707, 320 Meredith Road NE**  
**Calgary, Alberta**

**MLS # A2300497**



**\$579,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,494 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,089
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

On the ridge in Crescent Heights, overlooking downtown. The most desirable real estate in the city. You can't beat these views. This is a rare opportunity. There are very few apartments on this ridge. Without question, the most reasonably priced option to get this view. This wonderful 1494 ft<sup>2</sup> apartment was recently completely renovated. Luxury finishes that will not disappoint. Engineered hardwood floors, high end appliances, tile, stone, gas fireplace. The layout has been re-organized, opened up and modernized. Huge kitchen, massive island, breakfast bar. The primary bedroom is expansive. A walk-in closet and ensuite often never found in properties at 3x the price. There is a flex-room, just off the main living space, currently being utilized as an office. Open it up or close it off with the sliding dividers and use it as you see fit. Office, work out space, dining room or whatever you imagine. The lifestyle choices here are amazing. Walk to downtown, bow river pathway system, all the restaurants and bars on Centre St, Edmonton Tr and in Bridgeland. The building has a tidy, well equipped gym. Also, there's a huge community party/games room with a kitchen, making hosting larger events with family and friends easy. They'll love to visit, there's lots of street parking. A quiet, well run building, on a quiet street so close to downtown, unheard of.