

805, 320 Meredith Road NE
Calgary, Alberta

MLS # A2310827



\$359,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,324 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 1,031
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: NA

Rare opportunity to own an oversized top floor condo in the solid concrete building of Holly Point, uniquely situated atop the hill in Crescent Heights with sweeping downtown views. This executive 1-bedroom + 1.5 bathroom residence offers 1324 sq.ft. of well-maintained living space, combining exceptional size, privacy, and flexibility in a highly convenient inner-city location just minutes from downtown. The spacious layout features a large front entry with double mirrored closets, an open living and dining area with bay window, a classic brick-faced wood-burning fireplace, and a large covered east-facing balcony surrounded by mature trees for added privacy. The galley-style kitchen offers solid oak cabinetry with updated hardware, dark granite countertops, subway tile backsplash with mosaic detailing, black appliance package, built-in oven and microwave, induction cooktop, complete with a breakfast nook. The massive primary bedroom features sliding doors leading to a large walk-in closet and a tucked-away updated 4-piece ensuite complete with granite countertops, soaker tub, full-height tile surround, and tiled flooring. A separate laundry room, additional 2-piece bathroom, and dedicated office/flex space provide functionality and storage options rarely found in condo living. This secure concrete building includes a fitness room, party room, bike storage, visitor parking, secure lobby access, and an underground parkade parking stall. An excellent opportunity for downsizers, professionals, or buyers seeking a spacious inner-city home with the ability to personalize over time.