

104, 638 Meredith Road NE  
Calgary, Alberta

MLS # A2243254

# \$188,800



<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 492
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Negotiable

Fantastic opportunity to own or invest in this bright and functional 1 bed, 1 bath condo located in the heart of Bridgeland—one of Calgary's most vibrant, walkable, and commuter-friendly inner-city communities. Just minutes from downtown, this second-floor unit in a pet-friendly building offers a thoughtfully designed layout with defined living and dining areas, a spacious bedroom with a full closet, in-suite laundry with additional storage, and a north-facing private balcony—perfect for evening downtime and cooler summer living. Extras include an assigned surface parking stall and secure storage locker in the underground parkade. Whether you're a busy professional seeking quick access to the downtown core or an investor looking for solid rental income potential, this location delivers. Walk to the Bridgeland LRT station, or access Memorial Drive, Deerfoot Trail, and 16th Avenue within minutes. Enjoy the best of urban living—steps to cafés, restaurants, craft breweries, and fitness studios, plus easy access to St. Patrick's Island, the Bow River Pathway, Tom Campbell's Hill, and TELUS Spark. Low-maintenance, high-convenience, and unbeatable location—this is inner-city living made easy. Book your private showing today!