

101, 655 Meredith Road NE  
Calgary, Alberta

MLS # A2244574



## \$199,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside               |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 655 sq.ft.                         | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                 |                   |        |
|--------------------|-----------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | \$ 500 |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks     |                   |        |

**Inclusions:** Dryer and Wash Sold "AS IS"

Welcome to this stunning main-floor end unit in a desirable low-rise concrete building located in the sought-after community of Bridgeland/Riverside! Fully renovated and freshly painted, this apartment boasts laminate flooring and ceramic tile throughout. It features 1 spacious bedroom, 1 full bathroom, and convenient in-suite storage. The beautiful maple kitchen offers ample cupboard and counter space, black appliances, and a built-in wine rack, all overlooking the spacious living room—ideal for entertaining. Step through the sliding doors from the living room to your private, fenced yard, perfect for enjoying morning coffee, soaking up the sun, or hosting evening BBQs with friends. The patio is shaded by mature trees, offering serene community views. The generous master bedroom is filled with natural light and includes an impressive walk-in closet and a convenient walk-through laundry area. Additional highlights include a 4-piece bathroom, in-suite laundry, one designated parking stall suitable for a truck, and plenty of street parking for guests. This condo's unbeatable location is within walking distance of everything you need—organic markets, city transit, and downtown. Nearby, you'll find a playground, popular spots like UNA Restaurant, Phil & Sebastian Coffee, East Village, and the scenic river pathways. Just minutes from Deerfoot Trail, Memorial Drive, and Edmonton Trail, this property offers both convenience and charm. Don't miss your opportunity to make this exceptional condo your home—schedule a private showing today!