

302, 636 Meredith Road NE  
Calgary, Alberta

MLS # A2166679



## \$264,900

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	657 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Drive Through, Electric Gate, Gated, Outside, Parkade, Secured, S		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private, Rectangular Lot		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 623
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	MU-1 f4.5h22
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Wood Windows

**Inclusions:** Electric Stove, Range Hood, Refrigerator, Blind on Patio Door, All Lighting as Shown in Listing Pictures, Pakade Fob, Building Key, Unit Key(s), and Mailbox Key (replacement on order)

Looking to get out of renting or to buy an investment property? Your call has been answered! With just over 13 thousand dollars down (5% downpayment), you could own this beautifully updated TOP FLOOR unit. Located in a prime location for anyone who wants to be close to downtown, right in the trendy neighbourhood of BRIDGELAND, w/ so much to do WITHIN your community & JUST OUTSIDE OF IT, w/ neighbourhoods like East Village, Kensington & the River Walk pathway. You've got easy access anywhere you'd want to go (walking, biking or driving) w/ awesome shops, pubs/dining, fitness studios, breweries, playgrounds, ice cream shops & even Blush Lane Market steps from your building. Located on Meredith Road, you'll find a red building w/ arching trees & 2-hour parking out front, perfect for guests. This boutique building has GATED PARKING & offers a ton of value. As you step inside, you'll notice the updated, clean carpets & freshly painted hallways. 3 floors up you'll find Unit 302. This TOP FLOOR, CORNER UNIT lets you live close to the action while having a peaceful home to lay your head to each night. Featuring 2 BEDROOMS & 1 BATHROOM, which is RARE for this price point & size, especially in this location. With an inviting entrance, FRESHLY PAINTED WHITE WALLS, LVP FLOORING, you have a wall for a mirror or a console table to grab your keys on the go. Straight ahead you have your FRONT HALL CLOSET & to the left is your PRIMARY BEDROOM, ft. a queen bed w/nightstands & a good-sized closet w/ an organization system. Leaving your primary bedroom you'll see a door to your RENOVATED BATHROOM. Here, you'll find a beautiful vanity w/ a MARBLE TOP SINK, NEW FIXTURES, a DEEP TUB, UPDATED TILE SURROUND & MODERN GLASS DOORS. Leaving this

bathroom, you have a wall niche that you could use to hang artwork, for extra storage; laundry baskets or for a tall cabinet. Back in the hall, you'll find your 2ND BEDROOM ft. a twin bed w/nightstands, perfect for a small room, nursery, guest bedroom or office & down the hall you'll find your kitchen. With STAINLESS STEEL APPLIANCES incl. a full-sized fridge, plenty of cabinets, a pantry & a spot for what could be a built-in microwave, this kitchen lets you cook w/ ease & focus. It's BRIGHT w/ the WINDOW OVER YOUR SINK & w/ an opening that lets in TONS OF NATURAL LIGHT. Straight ahead you reach your main living spaces where you have room for a 4-SEATER DINING TABLE, walls for artwork + a BIG LIVING ROOM w/ access to your N-FACING BALCONY - ISN'T THIS A NICE VIEW? Your balcony has dura deck vinyl flooring & a glass railing. Back inside, YOU DON'T HAVE ANY POPCORN CEILING, here you have the \$\$ FLAT SMOOTH CEILING. In the lower floor, you'll find your SHARED LAUNDRY ROOM w/ an updated LG Washer/Dryer, a SHARED STORAGE ROOM + SECURED GATED ASSIGNED PARKING, stall #302. So whether you're looking for your first place, or as an investment property, Unit 302 could be the one! Ps. You have 2x C-train Stations, YYC Zoo & TELUS Spark nearby! WATCH THE VIDEO!\*\*\*