

\$425,000 - 303, 320 Meredith Road Ne, Calgary

MLS® #A2108185

\$425,000

2 Bedroom, 2.00 Bathroom, 1,488 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

RARE OPPORTUNITY to own in the much sought after Holly Park! This incredible remodelled unit with just over 2100sqft of total space is waiting for a new owner. Crescent Heights is one of the most vibrant communities that surrounds the downtown core. As you enter into the suite you will immediately notice the updates throughout. Incredible natural light from the south facing 630 sqft balcony bounces off the newly updated luxury vinyl plank floors. Surrounded by mature trees you are forced to relax and take a deep breath as the sun sets on the city skyline. The kitchen features a breakfast bar, updated cabinetry and Fisher Paykel appliances to channel your inner chef. Two massive bedrooms await with the Primary featuring updated bathroom and East facing morning sun! Step outside to the one of a kind 630 sqft of outdoor space which soaks in the southern sun. The city and river views are something that will capture the attention of any and all! We promise this condo unit will make your jaw drop with professional design and decor as you walk through all 1488 sqft of living space. Imagine warming up to the nostalgic wood burning fireplace while watching the city lights below. Last, but not least is the new and improved Gym just down the hall. Perhaps you prefer poker, or pool with the private Lounge which is on the same floor! too! Come find out why Crescent Heights and Bridgeland is such a desirable place to live. Full supermarket is just down the street, so many restaurants to



choose from and river walks at your doorstep.
Don't miss out - Call to view today!

Built in 1979

Essential Information

MLS® #	A2108185
Price	\$425,000
Sold Price	\$455,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,488
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	303, 320 Meredith Road Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E5A6

Amenities

Amenities	Fitness Center, Party Room
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Baseboard

Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
# of Stories	8

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	February 28th, 2024
Days on Market	12
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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