



**GRASSROOTS**  
REALTY GROUP

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101, 414 Meredith Road NE  
Calgary, Alberta

MLS # A2236148



**\$449,900**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,061 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Electric	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 755
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** fridge, stove, washer/dryer, all blinds, microwave and fan , dishwasher

This fantastic main floor unit has a private entrance from the street with a large main level balcony to enjoy the view. A south facing unit with fabulous windows. A fantastic open layout with two bedrooms and two bathrooms. Contemporary cabinetry, quartz countertops, stainless steel appliances, 9 foot ceilings, walk in closet etc. This unit has a newer hardwood floor, newer stove, fridge and dishwasher. The unit shows pride of ownership with custom window coverings, A perfect location. Close to Bridgeland shopping and restaurants and is walking distance to downtown. This is a one owner unit and is priced to sell,.