



**GRASSROOTS**  
REALTY GROUP

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**502, 300 Meredith Road NE  
Calgary, Alberta**

**MLS # A2240088**



**\$374,800**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 751
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** N/A

**\*\*INNER CITY OASIS @ HOLLY PARK\*\*** A short walk to downtown and even closer to the pathway system, this iconic building is perched at the top of Meredith Road overlooking the downtown skyline & mountains. Unit 502 is located at the top floor of the east tower, and is complete with a MASSIVE 1,350 sq.ft private balcony which has been updated with glass railings. Upon entry to the unit, you are greeted by natural light pouring into a smart open concept kitchen/living room layout, with large glass sliders opening to the large terrace with open sky views. There is a large front closet, and large storage space in the unit, with a side-by-side laundry in a separate closet. The spacious master with 2pc ensuite/walk-in-closet, second bedroom & full bathroom complete the space. Unit 502 is ideally located within the building, with no suite below the unit. Unit updates include: new appliances, fresh paint, updated cabinetry, flattened ceilings, & LED lighting. Newly painted in modern colors, new stainless steel appliances including an induction range, glass tile backsplash, deep soaker tub and ensuite laundry. The heated underground parking stall is easily accessible and in a great location, extra wide & deep, with an option to build storage in the stall. Full building amenities include: renovated lobbies & balconies, new elevators, amazing swimming pool with downtown views, hot tub, sauna, gym, squash court, billiard room, guest suite, library, and an amazing walkable location in the center of the city!