



GRASSROOTS
REALTY GROUP

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301, 636 Meredith Road NE
Calgary, Alberta

MLS # A2243726



\$213,999

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	757 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Electric Gate, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Tar/Gravel

Basement: -

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 718

LLD: -

Zoning: MU-1 f4.5h22

Utilities: -

Inclusions: N/A

Location, Location! This top-floor 2-bedroom condo is nestled in the heart of Bridgeland, one of Calgary's most sought-after communities—just minutes from downtown, the river, scenic walking and bike paths, schools, public transit, and every amenity you could need. Inside, you'll find a spacious, open-concept living and dining area with large patio doors that lead to a private balcony offering city skyline views. The kitchen provides plenty of cabinet and counter space, perfect for everyday living and entertaining. The unit features two generously sized bedrooms, a full 4-piece bathroom, and a laundry/storage room with hookups, plus access to a free common laundry area. Additional highlights include gated private parking with one assigned stall, plus off-street parking. The building is clean, well-maintained, and located in a fantastic walkable neighborhood. Don't miss this opportunity to own in one of Calgary's most vibrant and connected communities!