



GRASSROOTS
REALTY GROUP

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303, 644 Meredith Road NE
Calgary, Alberta

MLS # A2266354



\$255,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	636 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters		

Inclusions: N/A

Just minutes from downtown and steps to all the best of Bridgeland, this top-floor condo is perfect for young professionals who want to enjoy inner city living. This bright unit sits in a small, well-managed building (only 8 suites), and offers sunny southwest views and an open concept layout. The modern kitchen features stainless steel appliances, granite countertops, and plenty of prep space—with a breakfast bar that’s perfect for your morning coffee. The kitchen opens into a spacious dining and living area, with sliding doors to your own private balcony. The large primary bedroom enjoys lots of sunlight, and there’s an updated 4-piece bathroom plus in-suite laundry and plenty of storage. Gleaming hardwood floors run throughout, and you’ll have a single indoor parking stall for convenience and comfort year-round. Enjoy renovated finishes, a practical layout, and a location close to downtown, the river pathway, and some of Calgary’s best restaurants and coffee shops—including Starbucks, La Brezza, Sushi Zipang, and Blue Star Diner. Interested? Contact us for more details or to book a viewing! Owner is open to Seller financing...