



**GRASSROOTS**  
REALTY GROUP

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201, 414 Meredith Road NE  
Calgary, Alberta

MLS # A2275901



**\$410,000**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,029 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 733
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to one of the most unique and desirable condos in Calgary, located in an unbeatable location just minutes from downtown and steps to the vibrant restaurants, parks, and amenities of Bridgeland, as well as the scenic viewpoints of Crescent Heights. This rare corner unit at THE VU is situated in a quiet low rise building and offers breathtaking, unobstructed views of the Calgary skyline, Calgary Tower, and Bow River. With 1,030 square feet of highly functional living space, this two bedroom, two bathroom layout is thoughtfully designed with both bedrooms separated from the main living and dining areas for added privacy. The unit features beautiful hardwood flooring throughout, a massive kitchen island, granite countertops, stainless steel appliances, and in floor heating for year round comfort. Additional highlights include in suite laundry and a titled underground parking stall. Large windows flood the space with natural light while showcasing incredible city and river views. This is a rare opportunity to own a truly special home in one of Calgary's most sought after inner city communities.