



**105, 414 Meredith Road NE
Calgary, Alberta**

MLS # A2297915



\$274,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, See Remarks		

Inclusions: See Attached

LOW CONDO FEES (\$390) | UNDERGROUND PARKING | WALK-OUT PATIO | PRIVATE GREENSPACE | FULL HOME AUTOMATION | INNER-CITY LIVING REFINED Experience elevated inner-city living in this thoughtfully curated residence, perfectly positioned steps from the river and a short walk to downtown—offering a rare blend of urban access and tranquil surroundings. Designed for both comfort and style, this home opens onto a private WALK-OUT PATIO backing onto lush green space, creating a seamless indoor-outdoor lifestyle. Complete with a BBQ gas line and additional storage, it’s an ideal retreat for morning coffee, evening unwinding, or hosting in a serene setting. Inside, every detail has been carefully considered across 550 sq ft of refined living space. **HARDWOOD FLOORING, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and 9-FOOT CEILINGS** set a clean, modern foundation, while custom **GLASS and WOOD-PANELED FEATURE WALLS** add architectural depth and distinction. The living space is further elevated with a “MOTORIZED PROJECTION SCREEN and integrated **SURROUND SOUND**, delivering a true in-home entertainment experience. A fully integrated **CONTROL4 HOME AUTOMATION SYSTEM** provides effortless control over lighting, climate, security, and audio—bringing convenience and sophistication together seamlessly. Complete with **IN-SUITE LAUNDRY** and secure underground parking, this residence offers a rare opportunity to own a highly upgraded, design-forward home in one of the city’s most desirable inner-city locations. An exceptional offering for those who value smart design, modern luxury, and effortless living.