



**303, 300 Meredith Road NE
Calgary, Alberta**

MLS # A2298711



\$339,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Oversized, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 757
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Recessed Lighting, Wood Counters		

Inclusions: TV & TV Mount

Experience elevated urban living in this stunning, updated one-bedroom sanctuary located in the prestigious Holly Park building of Crescent Heights. Boasting breathtaking panoramic views of the Bow River and the downtown skyline, this residence radiates pride of ownership through its modern finishes and unique, entertainer-friendly layout. Sun-drenched living and dining areas feature warm laminate flooring and expansive windows that open onto a massive wrap-around balcony, while the renovated kitchen impresses with custom tile work, bamboo countertops, and sleek built-in appliances. The generous primary suite offers a wall-to-wall closet and seamless access to the four-piece bath, but the true hidden gem is the ultimate convenience of same-level parking—your vehicle is located just across the hall. Beyond your front door, enjoy amazing amenities including an indoor pool, sauna, fitness centre, squash courts, and library all within walking distance of the city’s best biking trails and the downtown core.