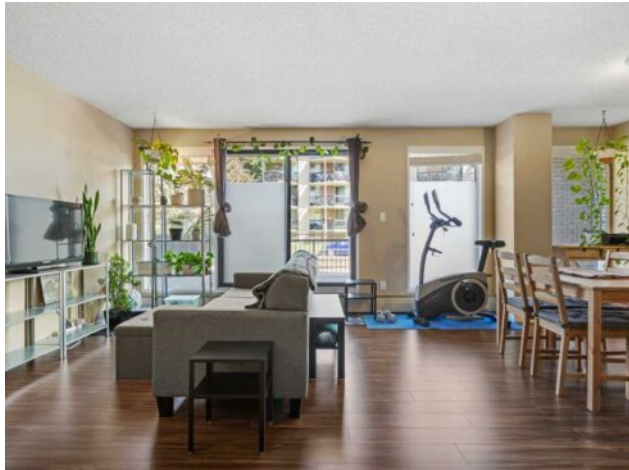




**514, 300 Meredith Road NE
Calgary, Alberta**

MLS # A2131093



\$288,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	710 sq.ft.	Age:	1978 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Enclosed, Garage Door Opener, Guest, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 532
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Located in desirable Crescent Heights, this 710 square foot suite is a renovated one-bedroom, one-bathroom, open concept floor plan that features beautiful flooring, a generous sized bedroom that will easily fit a king-sized bed. A unique kitchen space, comfortable living and dining area, a full 4-piece bathroom, full-sized in-suite laundry and a large storage room. Step out onto the private and quiet ~200 sf patio for morning coffee, barbeque or just to relax on a summer afternoon and you'll feel right at home! With its one-of-a-kind architecture, Holly Park's terraced facade is a unique Calgary landmark that is just waiting for you! Here's a rare opportunity to own a renovated suite in this iconic building. With quick access to the notable communities of Bridgeland, Kensington and even the East Village and Inglewood, you'll be able to find every amenity you could possibly want - dining, coffee shops, shopping, entertainment, parks, including St. Patrick's Park, the Bow River Pathway and the riverwalk. The building also includes many amenities that are nearly impossible to find anywhere else - heated indoor swimming pool & hot tub, games/recreation room with a pool table, private library, gym, racquet court and its own green space right outside the door! The building is well-managed and immaculately maintained. All of this, and just minutes from downtown! A quick jump onto Memorial drive and you're ideally located for a quick escape to the mountains! Note: They are in the process of replacing all the exterior railings.