



404, 414 Meredith Road NE
Calgary, Alberta

MLS # A2163184



\$499,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,132 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 792
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings		
Inclusions:	n/a		

Discover the epitome of urban sophistication in this contemporary, luxurious, and impeccably designed urban residence. Boasting two stunning vantage points, its near floor-to-ceiling windows showcase breathtaking views: southward to the Bow River and Downtown, and northward over Bridgeland & Crescent Heights. This customized unit exceeds expectations with over \$75,000 in upgrades, including a meticulously crafted kitchen featuring Wolf, Fisher and Paykel, and Jenn Air appliances, a master ensuite with an expansive glass steam shower, custom paint throughout, and an Oligo track lighting system highlighting artworks. Enjoy hardwood floors with radiant in-floor heat, 9 ft ceilings, and a spacious balcony equipped with a natural gas hookup. Situated within a 10-minute stroll of downtown, post office, drugstore, convenience store, and numerous dining and entertainment options, this residence offers an unmatched lifestyle. For those seeking the pinnacle of Calgary luxury condominium living, look no further—this is unparalleled value at its finest!