



**GRASSROOTS**  
REALTY GROUP

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4, 645 Meredith Road NE  
Calgary, Alberta

MLS # A2184834



**\$229,000**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	694 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 695
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this cozy, delightful, airy 2-bedroom condo, located in Bridgeland, one of the most desirable inner-city neighborhoods in Calgary! This condo has everything you need--- two bedrooms, a bathroom, kitchen, a dining and living area, in-suite laundry, a parking spot, and more! You'll be within walking distance to parks, playgrounds, and even the iconic Bow River Pathways. The area's trendiest restaurants, shops, and cafes (and more!) are just a quick walk away, while easy access to public transit, Memorial Drive, Edmonton Trail, and Deerfoot Trail make commuting a breeze. Plus, downtown's only a 3 minute drive away! If you're looking for a comfortable and convenient lifestyle in Calgary, this is the perfect place for you to call home! And, if you are an investor, this property offers excellent potential as a rental due to its prime, convenient location. Its proximity to key amenities, transportation, local attractions makes it highly desirable for tenants, ensuring a steady stream of rental income.