



4, 645 Meredith Road NE  
Calgary, Alberta

MLS # A2184834



**\$279,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 695
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.