



**GRASSROOTS**  
REALTY GROUP

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201, 636 Meredith Road NE  
Calgary, Alberta

MLS # A2200888



**\$274,000**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 718
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	MU-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Storage, Vinyl Windows		

**Inclusions:** Call seller directly

Click brochure link for more details. Welcome home to Unit 201 at 636 Meredith Rd NE, Calgary: a charming south facing condominium in a well-run building, nestled in the vibrant neighbourhood of Bridgeland. In this extraordinarily walkable location, you will find this completely remodelled gem brought up to modern standard. This includes a recently redesigned kitchen with stainless steel, fridge, dishwasher, oven, and microwave. A top-of-the-line cooktop will satisfy any chef out there as well. Butcher block countertops and a farmhouse sink in the kitchen provide a rustic charm. Both the master and secondary bedroom have been updated with custom built-in closets featuring large glass and mirror doors. The bathroom, similar to the kitchen, feels both rustic and modern, with wooden countertops and a vessel sink. Floors and doors were also replaced throughout the unit. There is an abundance of storage: a double coat rack closet, two utility closets, and a small storage den at the entrance equipped with washer and dryer. An assigned parking spot is also provided in a gated parking lot. Bridgeland is renowned for its blend of urban convenience and community charm. Residents enjoy its proximity to downtown, recreational spaces and pathways, culinary delights, and public transit. This is a delightful condo in one of Calgary's most sought-after neighborhoods!