



**GRASSROOTS**  
REALTY GROUP

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302, 638 Meredith Road NE  
Calgary, Alberta

MLS # A2204740



**\$242,000**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Stucco, Wood Siding

**Foundation:** -

**Features:** French Door, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 816

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Absolutely Fabulous Location!!! Spacious 2-bedroom condo right in the buzzing heart of Bridgeland. Stroll to downtown, East Village, the Bow River Pathway, C-Train, and all the hip amenities that trendy Bridgeland has to offer! This top-floor gem checks all the boxes: two roomy bedrooms, a fabulous 4-piece bath, an open-concept kitchen, dining & living area, plus in-suite laundry featuring a shiny new LG washer/dryer combo. But wait, there's more—a huge balcony and your very own assigned COVERED parking spot! Brand new carpets, and professionally cleaned—this beauty is all set and waiting for its new lucky owners!