



**GRASSROOTS**  
REALTY GROUP

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**1001, 300 Meredith Road NE**  
**Calgary, Alberta**

**MLS # A2236509**



**\$2,098,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	2,407 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Concrete, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,808
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage		
<b>Inclusions:</b>	N/A		

This extraordinary two-bedroom Penthouse embodies modern luxury and sophisticated design. Offering over 4300 SF of interior and exterior living space along with stupendous views of the city skyline and river valley, there is no other luxury condominium of this magnitude that has ever been offered for sale. Every aspect of this home reflects meticulous craftsmanship and artistic design with curated interior design direction by Robert Gray. The expansive open-concept layout of the designer kitchen is elegantly appointed with premium finishes, Grey Elm custom cabinetry, quartz countertops, a large quartz island that was designed to be a large space for a true "Chef's station" and top-tier Wolf, ASKO and Subzero appliances, all seamlessly integrated into the design. The glass sunroom is the most incredible relaxation space while a 360-degree rotating wood-burning fireplace serves as the focal point between the two living rooms. This hidden gem offers incredible panoramic views to the East, South and West. The primary suite is a true retreat, featuring bespoke storage and closet solutions, remote blinds and an exquisite steam shower framed by large windows that capture the breathtaking cityscape and mountain views, providing a tranquil escape within the home. Outdoor living is elevated by a three-season screened-in patio, thoughtfully designed ensuring comfort and functionality. The outdoor terrace is a generous 1920 SF and the "outdoor living/screen room adds another 400 SF of usable outdoor space. Don't miss this opportunity to live in an iconic penthouse curated and renovated with perfection. Note: Seller will accept BITCOIN for currency payment.