



GRASSROOTS
REALTY GROUP

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602, 320 Meredith Road NE
Calgary, Alberta

MLS # A2312728



\$549,800

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,674 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Cul-De-Sac, Few Trees, Landscaped, Street Lighting		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 1,146
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Heating Paid For
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		
Inclusions:	None		

OPENHOUSE OCT 3, 2026 2:30-3:30PM Perched on an escarpment in Crescent Heights overlooking the Bow River and Calgary's city core, this beautifully renovated condo offers 1,674 sq. ft. of modern, comfortable living space. The open-concept layout features a spacious living room with a striking brick-faced wood-burning fireplace, framed by large, bright windows that showcase incredible views. The living area flows seamlessly into a generous dining space and an upgraded kitchen, complete with ample cabinetry, quartz countertops, and new stainless steel appliances. The spacious primary bedroom offers direct patio-door access to the balcony, a large and functional walk-in closet, and a tastefully renovated ensuite featuring an oversized shower. The oversized second bedroom provides enough space for a secondary area, such as a home office, and is conveniently located across from the formal main bathroom. Step outside onto the expansive balcony and enjoy panoramic views with plenty of room to relax or entertain several guests. A large laundry room with a new stacked washer and dryer also provides abundant in-suite storage. Your assigned oversized parking stall is conveniently located on the main floor of the building, just beyond the foyer. Building amenities include a large fitness room, as well as a community party and games room with its own kitchen. Enjoy a comfortable, convenient lifestyle in a prime location, with easy walking access to the city centre, work, dining, entertainment, and everything the area has to offer.