



GRASSROOTS
REALTY GROUP

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302, 320 Meredith Road NE
Calgary, Alberta

MLS # A2329102



\$599,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,679 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 1,058
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Stone Counters		

Inclusions: tv and wall mount above fireplace

The location of this large 2 bedroom condo is fantastic, just steps away from Calgary's Bow River pathways and walking distance to downtown. This 1679 sq ft apartment is full of custom finishes and has enhanced detail throughout, from the open foyer as you enter featuring stunning barn doors, to the expansive kitchen with quartz counters, large island, numerous cabinets which flow through to an even more impressive living and dining area. The inviting living room is set off with bright east facing windows and motorized Zebra blinds that operate of a click of a button. The central focal point of the living room is the large stone covered fireplace with rustic mantle that has had a custom gas insert to warm of those winter chills. The engineered hard wood floors cover most of the incredible unit other than the kitchen, bathrooms and hallway. The primary bedroom has a spa like feel to it with its sliding patio doors, powered sun shades, updated en suite bath room, deluxe walk in closet and custom vinyl wall paper with rich complimentary paint tones. The second bedroom/office is also of a generous size. This home boast a triple head Daiken air conditioning system, which will control each rooms temperature to your specific levels and offers a life time warranty with an annual mtc contract. Another wonderful feature is the large Laundry room which can be used as a hobby area or as staging as a butlers pantry for those home gatherings. The building is concrete built which adds peaceful living and solitude if you wish to stay away from your neighbors. If you are of a more social background, there is a great gathering room with a wet bar, pool table, dart boards and a kitchen area for entertaining guests. There is a no dog policy in the building unless the dog is a service animal or needed on a companion status. Additional storage can be rented through the board if more space is required and

other owners have been known to rent a second parking spot to those in need.