

104, 638 Meredith Road NE  
Calgary, Alberta

MLS # A2217961



**\$208,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 492
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** N/A

A fantastic opportunity to own or invest in a 1 bed, 1 bath condo in the heart of Bridgeland—one of Calgary's most walkable and vibrant inner-city communities. Unit is on second floor of a well-maintained, pet-friendly building, this bright and functional unit features a smart layout with defined dining and living spaces, a spacious bedroom with a large closet, and convenient in-suite laundry with extra storage. Enjoy summer evenings on your full-sized private balcony with north-facing exposure that keeps the unit cool all day. The condo also includes an assigned parking stall and a secured storage locker in the parkade. Step outside and explore everything Bridgeland has to offer—from local parks, community gardens, and sports courts to St. Patrick's Island, Tom Campbell's Hill, and the Bow River Pathway. You're also just minutes from the Calgary Zoo and TELUS Spark. Commuting is easy with the Bridgeland LRT station nearby, plus quick access to Memorial Drive, 16th Avenue, and Deerfoot Trail. And if you're a foodie, you're in for a treat—Bridgeland is home to some of Calgary's best cafes, bakeries, and brunch spots. This is inner-city living where charm, comfort, and convenience come together. Book your showing today!