

104, 414 Meredith Road NE  
Calgary, Alberta

MLS # A2240590



## \$424,900

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 772
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** n/a

Discover the perfect blend of inner-city living and private outdoor space in this modern 2-bedroom, 2-bathroom condo in sought-after Bridgeland. Just steps from cafés, restaurants, parks, Bow River pathways, transit, and downtown Calgary, this home puts everything you need right outside your door. Inside, enjoy a bright and open layout, featuring a stylish kitchen with quartz countertops, stainless steel appliances, and plenty of space to cook and gather. Hardwood floors run throughout the living area, complemented by large windows that flood the space with natural light. Both bedrooms are generously sized, with the primary suite offering a private ensuite bathroom. A second full bath adds convenience, and secure underground parking completes the package. What truly sets this home apart is the private patio and green space—a rare feature for inner-city condo living. Whether you're relaxing, entertaining, or unwinding after a busy day, this outdoor space offers a quiet retreat without leaving the city. Meticulously maintained and move-in ready, this home offers the best of urban convenience, with Bridgeland's skyline views, walking paths, and endless amenities just beyond your doorstep. Don't miss your chance—book your private showing today and experience why Bridgeland is one of Calgary's most desirable communities!