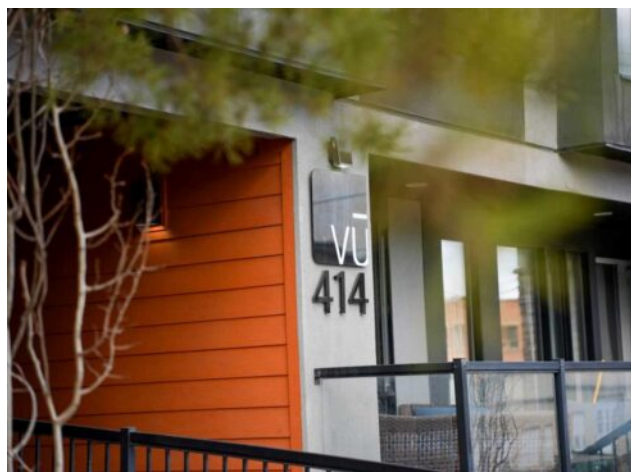


207, 414 Meredith Road NE  
Calgary, Alberta

MLS # A2306305



## \$399,999

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 690
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to this beautifully updated and move-in ready inner-city condo, perfectly positioned on a quiet street just minutes from Bridgeland, East Village, and The Core. Enjoy the best of urban living by being close to downtown amenities, yet tucked away from the hustle. Inside, the open floor plan offers a bright and inviting space great for entertaining family and guests. The modernized kitchen features stainless-steel appliances, sleek cabinetry, and a large quartz island with breakfast bar seating perfect for cooking, dining, and gathering. The spacious living and dining areas flow into a private patio complete with a gas hookup, and a quiet view. Down the hall, a thoughtfully updated laundry area includes built-in shelving for excellent additional storage. Both bedrooms feature durable vinyl plank flooring and custom closet shelving, reflecting the home's fresh, contemporary updates throughout. The bonus room adds flexibility, functioning as a home office or guest space with a convenient Murphy bed. The primary bedroom offers a 3-piece ensuite, highlighted by a finished shower and sleek vanity. Additional features include a secure and heated underground parking stall, along with bicycle storage. Don't miss your chance to see this home for yourself!