

**104, 638 Meredith Road NE
Calgary, Alberta**

MLS # A2243254



\$188,800

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

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

Inclusions: Negotiable

Fantastic opportunity to own or invest in this bright and functional 1 bed, 1 bath condo located in the heart of Bridgeland—one of Calgary's most vibrant, walkable, and commuter-friendly inner-city communities. Just minutes from downtown, this second-floor unit in a pet-friendly building offers a thoughtfully designed layout with defined living and dining areas, a spacious bedroom with a full closet, in-suite laundry with additional storage, and a north-facing private balcony—perfect for evening downtime and cooler summer living. Extras include an assigned surface parking stall and secure storage locker in the underground parkade. Whether you're a busy professional seeking quick access to the downtown core or an investor looking for solid rental income potential, this location delivers. Walk to the Bridgeland LRT station, or access Memorial Drive, Deerfoot Trail, and 16th Avenue within minutes. Enjoy the best of urban living—steps to caf  s, restaurants, craft breweries, and fitness studios, plus easy access to St. Patrick's Island, the Bow River Pathway, Tom Campbell's Hill, and TELUS Spark. Low-maintenance, high-convenience, and unbeatable location—this is inner-city living made easy. Book your private showing today!