

**101, 655 Meredith Road NE
Calgary, Alberta**

MLS # A2244574



\$199,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	1972 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dryer and Wash Sold "AS IS"

Welcome to this stunning main-floor end unit in a desirable low-rise concrete building located in the sought-after community of Bridgeland/Riverside! Fully renovated and freshly painted, this apartment boasts laminate flooring and ceramic tile throughout. It features 1 spacious bedroom, 1 full bathroom, and convenient in-suite storage. The beautiful maple kitchen offers ample cupboard and counter space, black appliances, and a built-in wine rack, all overlooking the spacious living room—ideal for entertaining. Step through the sliding doors from the living room to your private, fenced yard, perfect for enjoying morning coffee, soaking up the sun, or hosting evening BBQs with friends. The patio is shaded by mature trees, offering serene community views. The generous master bedroom is filled with natural light and includes an impressive walk-in closet and a convenient walk-through laundry area. Additional highlights include a 4-piece bathroom, in-suite laundry, one designated parking stall suitable for a truck, and plenty of street parking for guests. This condo's unbeatable location is within walking distance of everything you need—organic markets, city transit, and downtown. Nearby, you'll find a playground, popular spots like UNA Restaurant, Phil & Sebastian Coffee, East Village, and the scenic river pathways. Just minutes from Deerfoot Trail, Memorial Drive, and Edmonton Trail, this property offers both convenience and charm. Don't miss your opportunity to make this exceptional condo your home—schedule a private showing today!