

104, 638 Meredith Road NE
Calgary, Alberta

MLS # A2217961

\$208,900

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:	Asphalt Shingle	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

Welcome to this beautifully updated 1 bed, 1 bath condo located in one of Calgary's most walkable and vibrant inner-city communities. Situated on the second floor of a well-maintained, pet-friendly building, this bright and functional unit offers a smart layout with designated dining and living areas, 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. Includes an assigned parking stall and secure storage locker in the parkade. From local parks, community gardens, and sports courts to St. Patrick's Island, Tom Campbell's Hill, and the Bow River Pathway, this neighborhood offers endless ways to enjoy the outdoors. You're also just minutes from the Calgary Zoo and TELUS Spark. Commuting is simple with the Bridgeland LRT station nearby, and easy access to Memorial Drive, 16th Avenue, and Deerfoot Trail. And for food lovers, Bridgeland is a dream—home to some of Calgary's best cafes, bakeries, and brunch spots. It's a lifestyle where walkability, charm, and comfort come together in the best way.