302, 320 Meredith Road NE Calgary, Alberta

MLS # A2189674

\$625,000

		Division:	Crescent Heights Residential/High Rise (5+ stories) Apartment-High-Rise (5+)		
		Туре:			
		Style:			
		Size:	1,679 sq.ft.	Age:	1981 (44 yrs old)
		Beds:	2	Baths:	2
		Garage:	Parkade, Underground		
		Lot Size:	-		
		Lot Feat:	-		
Heating:	Boiler, Fireplace Insert, Radiant		Water:	-	
Floors:	Ceramic Tile, Hardwood		Sewer:	-	
Roof:	-		Condo Fee	: \$1,058	
Basement:	-		LLD:	-	
Exterior:	Brick, Concrete		Zoning:	M-C2	
Foundation:	Poured Concrete		Utilities:	-	
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers	, No Animal Hor	ne, No Smoking Home	e, Pantry, Rec	cessed Lighting, Stone Counters
Inclusions:	TV and mount above the fireplace				

SUBSTANTIALLY REDUCED. WHAT A LOCATION! Just one block from Calgary's river pathways and walking distance to Downtown. This large exquisite apartment offers a sophisticated retreat with downtown views. Thoughtfully designed for those seeking elegance and comfort in this spacious unit. The attention to detail enhanced with custom finishes are showcased throughout this home. From the open foyer featuring stunning barn doors, through to the expansive kitchen with quartz counters and seamlessly flows to living and dinning area that expansive nature is wonderful for hosting those memorable events at home. The inviting living room has large bright east facing windows with motorized Zebra blinds, a central remote controlled gas fireplace cased in stone with a large mantle perfect for relaxing and has sliding doors to an oversized balcony that has new composite tiles for comfort. The Primary bedroom offers a spa like experience with access to the balcony. The room can be bright or darkened for your relaxation needs. There is a large walk in custom closet, an updated en suite bathroom. The second bedroom/office which is also a generous size, a large laundry room / storage / hobby area. Additional features of this home are new triple head Daiken air conditioning units which come with a life warranty with an annual mtc fee, a secondary storage area, new engineered hardwood floors, updated faucets, updated lighting, motorized blinds. The concrete construction ensures a noise free environment and layout gives a feel of privacy from neighbors. The building has underground parking, a recently updated lobby, exercise room and social room with wet bar and pool table that is available for booking larger groups, an recently update exterior entrance. Please note that dogs are only permitted if either a service animal or companion status.