

# \$1,295,000 - 434 Meredith Road Ne, Calgary

MLS® #A2201568

**\$1,295,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

Crescent Heights, Calgary, Alberta

Unlimited potential for this mix use MU-2 50'x140' lot located just off Edmonton trail & memorial Dr, right across river from Downtown East Village! Lot is designed to built commercial & residential mixed building with f 4.0 h34. Currently there's a house with back addition divided into 2 units A & B both have tenants occupied. Unit A is an older building (about 600sqft) with vaulted ceilings on main floor and a full basement with one bedroom up, one bedroom down, and a full bathroom. Unit B is an addition with no basement but 2 full bathrooms and 5 bedrooms. Total rental income is \$3045.00. Please do not disturb tenants without an appointment.

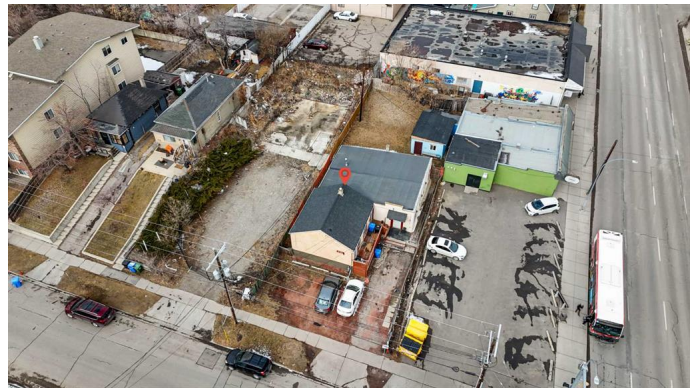
Built in 1944

## Essential Information

MLS® #	A2201568
Price	\$1,295,000
Bathrooms	0.00
Acres	0.16
Year Built	1944
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	434 Meredith Road Ne
Subdivision	Crescent Heights



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5A6

### **Amenities**

Parking Spaces	5
----------------	---

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	None

### **Exterior**

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, See Remarks

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	157
Zoning	MU-2 f4.0h34

### **Listing Details**

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.