

# \$439,900 - 304, 320 Meredith Road Ne, Calgary

MLS® #A2227078

**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,202 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this gorgeous two-bedroom, two-bathroom end-unit located on a quiet cul-de-sac in the popular community of Crescent Heights. It is spacious and bright with large windows and a private balcony. The kitchen has been beautifully renovated, and there is Italian marble tile and engineered hardwood throughout. Renovations include a custom island, ceiling height soft-close cabinets, spacious pot drawers, and timeless quartz countertops. A hood fan over the electric cooktop has been professionally installed and vented. Glass cabinet doors, under cabinet lighting, a classic subway tile backsplash, stainless steel appliances, and updated lighting add sparkle to this stunning kitchen. A bay window fills the kitchen and dining room with wonderful natural light. The living room features a stylish wood burning fireplace and sliding patio doors to a private balcony. The primary bedroom is spacious and quiet with a full wall closet organization system. The luxurious 4-pc ensuite has a soaker tub/shower, wide vanity with a granite countertop and porcelain tile flooring. The second bedroom is roomy and conveniently located next to an elegant 4-pc main bathroom. The laundry room includes a brand new LG front load washer and dryer and in-suite storage. A linen closet is adjacent to the laundry room. Your assigned underground parking stall is heated. A storage cage is available for lease. The recently renovated fitness and party rooms are available for you to



use and enjoy. At Holly Point you'll be within walking distance of downtown Calgary, popular parks, walking trails, summer festivals, and the Wilder Institute/Calgary Zoo. Close to transit, LRT and quick access to Memorial Drive and Deerfoot Trail too!

Built in 1981

### **Essential Information**

MLS® #	A2227078
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,202
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	304, 320 Meredith Road Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5A6

### **Amenities**

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking, Fitness Center, Garbage Chute, Party Room, Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Assigned, Garage Door Opener, Guest, Secured, Stall, Underground

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Chandelier, Quartz Counters, Track Lighting
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Gas Starter, Mantle, Raised Hearth, Stone
# of Stories	8

## Exterior

Exterior Features	Balcony, Lighting, Awning(s)
Lot Description	Cul-De-Sac, Street Lighting, Treed, Views
Roof	Flat Torch Membrane
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	90
Zoning	M-C2

## Listing Details

Listing Office	Greater Calgary Real Estate
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