

**203, 414 Meredith Road NE**  
**Calgary, Alberta**
**MLS # A2230732**

**\$479,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 849
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Perched atop Meredith Road in the heart of Crescent Heights, this contemporary condo offers an incredible opportunity to enjoy sophisticated inner-city living with sweeping views of the downtown skyline and Bow River. Boasting nearly 1,200 sq ft of stylish, open-concept living space, this beautifully designed two-bedroom, two-bathroom residence is bathed in natural light from expansive south- and west-facing windows. The gourmet kitchen is sure to impress, featuring quartz countertops, high-end stainless steel appliances, sleek cabinetry, and a generous island ideal for both entertaining and everyday living. The spacious layout flows seamlessly into the dining and living areas, leading to a private balcony where you can relax with your morning coffee or unwind as the city lights come to life. The serene primary suite is a peaceful retreat with floor-to-ceiling windows, a thoughtfully organized closet, and a spa-like ensuite. A second bedroom—perfect for guests, a home office, or den—along with in-suite laundry and elegant finishes throughout, complete this move-in-ready home. Ideal for professionals, investors, or anyone seeking the best of urban Calgary. With a Walk Score of 93, you’re just steps from cafes, restaurants, shopping, and the river pathways, all within one of Calgary’s most walkable and vibrant communities. Plus, enjoy the convenience of heated underground parking and an easy walk to downtown.