



## 645 Meredith Road Calgary Alberta

\$274,900

Welcome to this cozy, delightful, airy 2-bedroom condo, located in Bridgeland, one of the most desirable inner-city neighborhoods in Calgary! This condo has everything you need--- two bedrooms, a bathroom, kitchen, a dining and living area, in-suite laundry, a parking spot, and more! You'll be within walking distance to parks, playgrounds, and even the iconic Bow River Pathways. The area's trendiest restaurants, shops, and cafes (and more!) are just a quick walk away, while easy access to public transit, Memorial Drive, Edmonton Trail, and Deerfoot Trail make commuting a breeze. Plus, downtown's only a 3 minute drive away! If you're looking for a comfortable and convenient lifestyle in Calgary, this is the perfect place for you to call home! And, if you are an investor, this property offers excellent potential as a rental due to its prime, convenient location. Its proximity to key amenities, transportation, local attractions makes it highly desirable for tenants, ensuring a steady stream of rental income. (id:6769)

Other 6.00 Ft x 3.58 Ft

Laundry room 3.00 Ft x 1.92 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Pantry 1.92 Ft x 3.00 Ft

Kitchen 6.92 Ft x 8.08 Ft

Dining room 7.33 Ft x 7.75 Ft

Living room 13.00 Ft x 11.58 Ft

Bedroom 9.58 Ft x 9.42 Ft

Primary Bedroom 11.50 Ft x 10.08 Ft

Other 9.67 Ft x 3.83 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

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