



## 636 Meredith Road Calgary Alberta

\$259,990

Looking to get out of renting or to buy an investment property? Your call has been answered! With just over 13 thousand dollars down (5% downpayment), you could own this beautifully updated TOP FLOOR unit. Located in a prime location for anyone who wants to be close to downtown, right in the trendy neighbourhood of BRIDGELAND, w/ so much to do WITHIN your community & JUST OUTSIDE OF IT, w/ neighbourhoods like East Village, Kensington & the River Walk pathway. You've got easy access anywhere you'd want to go (walking, biking or driving) w/ awesome shops, pubs/dining, fitness studios, breweries, playgrounds, ice cream shops & even Blush Lane Market steps from your building. Located on Meredith Road, you'll find a red building w/ arching trees & 2-hour parking out front, perfect for guests. This boutique building has GATED PARKING & offers a ton of value. As you step inside, you'll notice the updated, clean carpets & freshly painted hallways. 3 floors up you'll find Unit 302. This TOP FLOOR, CORNER UNIT let's you live close to the action while having a peaceful home to lay your head to each night. Featuring 2 BEDROOMS & 1 BATHROOM, which is RARE for this price point & size, especially in this location. With an inviting entrance, FRESHLY PAINTED WHITE WALLS, LVP FLOORING, you have a wall for a mirror or a console table to grab your keys on the go. Straight ahead you have your FRONT HALL CLOSET & to the left is your PRIMARY BEDROOM, ft. a queen bed w/nightstands & a good-sized closet w/ an organization system. Leaving your primary bedroom you'll see a door to your RENOVATED BATHROOM. Here, you'll find a beautiful vanity w/ a MARBLE TOP SINK, NEW FIXTURES, a DEEP TUB, UPDATED TILE SURROUND & MODERN GLASS DOORS. Leaving this bathroom, you have a wall niche that you could use to hang artwork, for extra storage; laundry baskets or for a tall cabinet. Back in the hall, you'l...

Primary Bedroom 9.42 Ft x 9.92 Ft

4pc Bathroom 5.42 Ft x 8.42 Ft

Other 7.50 Ft x 5.83 Ft

Bedroom 7.33 Ft x 9.00 Ft

Kitchen 9.67 Ft x 6.17 Ft

Dining room 11.67 Ft x 7.50 Ft

Living room 9.50 Ft x 11.67 Ft

Other 4.75 Ft x 11.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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