

# \$229,000 - 4, 645 Meredith Road Ne, Calgary

MLS® #A2184834

**\$229,000**

2 Bedroom, 1.00 Bathroom, 694 sqft

Residential on 0.00 Acres

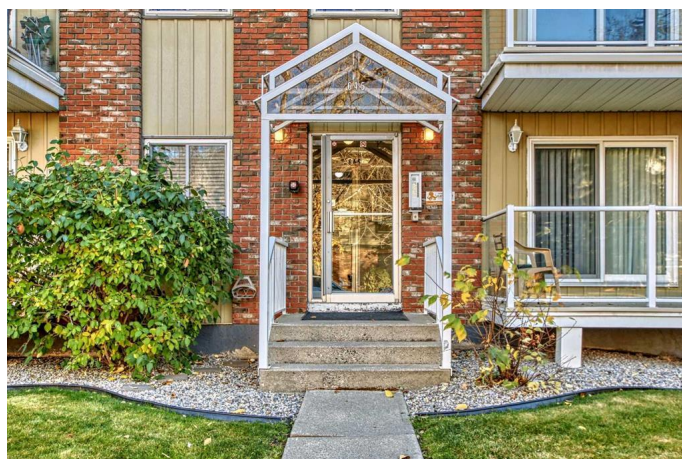
Bridgeland/Riverside, Calgary, Alberta

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! Youâ€™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, downtownâ€™s only a 3 minute drive away! If youâ€™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.

Built in 1977

## Essential Information

MLS® #	A2184834
Price	\$229,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	694
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	4, 645 Meredith Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5A9

### Amenities

Amenities	Parking, Storage, Coin Laundry, Party Room
Parking Spaces	1
Parking	Off Street, Parking Lot, Stall

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, European Washer/Dryer Combination
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame, Metal Siding

### Additional Information

Date Listed	December 31st, 2024
Days on Market	123
Zoning	M-C2

### Listing Details

Listing Office

First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.