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302, 636 Meredith Road NE
Calgary, Alberta

MLS # A2228381



\$199,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	657 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Drive Through, Electric Gate, Gated, Outside, Parkade, Secured, S		
Lot Size:	-		
Lot Feat:	Private, Rectangular Lot		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 623
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	MU-1 f4.5h22
Foundation:	Poured Concrete	Utilities:	Electricity Not Paid For
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Wood Windows		

Inclusions: Electric Stove, Range Hood, Blind on Patio Door, All Lighting as shown in Listing Photos, Parkade Fob, Building Key, Unit Key(s) and Mailbox Key

Incredible Investment Opportunity w/ Nearly 10% CAP Rate! Whether you're a savvy investor or a buyer looking to break into the market, Unit 302 checks a lot of boxes—renovated, top floor, corner unit, 2 beds, 1 bath, gated parking, & an unbeatable price tag. Located in the sought-after inner-city community of Bridgeland, this is a rare chance to own in one of Calgary's most walkable, connected neighborhoods. Only minutes from downtown, w/ East Village, Kensington, & the Bow River pathway nearby, you'll love the lifestyle this location offers. Shops, breweries, fitness studios, dining, playgrounds, parks, Blush Lane Market, & more are just steps from your building. Meredith Road offers beautiful tree-lined streets, free 2-hr guest parking, & a charming boutique building w/ gated parking. Inside, the building is well-maintained, featuring freshly painted hallways & clean carpets. On the 3rd floor, Unit 302 awaits—a renovated, light-filled corner unit w/ flat ceilings (no popcorn!), updated LVP flooring, & a thoughtful layout. The entry offers a front hall closet, space for a console or mirror, & opens into your main living area. The kitchen features SS appliances, a full-size fridge, pantry, & a window over the sink—plus an opening to the living room that lets in natural light. The living/dining area is well-sized, w/ room for a 4-seat table, spacious lounge area, & access to your N-facing balcony w/ glass railing & dura deck flooring—perfect for enjoying the skyline while staying cool in summer. Both bedrooms are generously sized—the primary fits a queen & nightstands. The renovated bathroom includes a marble-top vanity, modern fixtures, deep soaker tub, tiled surround, & sleek glass doors. Bonus wall niche for extra storage or decor. Shared laundry (FREE) w/ newer LG washer/dryers, secured assigned

parking (stall #302), & a shared storage room round out the offering. While this building is older, the siding has been updated, & the unit itself shows well—even though it’s no longer staged & is currently tenant-occupied. Yes, the windows could use upgrading & laundry is shared, but for a renovated 2 bed unit at this price, it’s a trade-off that makes sense. The catch? Possession requires 90 days, & the current tenant (paying \$1,900/mo + electricity) would love to stay until Oct. 31st of this year—making this ideal for investors or flexible buyers. Don’t take this opportunity for granted—this unit offers serious value, strong rental income, & long-term upside in an unbeatable location. Book your showing today & make your move before someone else snaps it up. P.S. WATCH THE VIDEO!