

\$236,900 - 302, 636 Meredith Road Ne, Calgary

MLS® #A2193094

\$236,900

2 Bedroom, 1.00 Bathroom, 657 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

BRING US AN OFFER! Looking for a cash-flowing investment property that's turn-key and in a trendy inner-city area? I've got the one for you! With **AMAZING** tenants in place who would love to stay, you could easily add Unit 302 to your portfolio. 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** lets you live close to the action while having a peaceful home to lay your head to each night, perfect for tenants. 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 big enough for 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'll find your 2ND BEDROOM perfect for a nursery, guest bedroom or office & down the hall, you'll find your kitchen. With STAINLESS STEEL APPLIANCES incl. a full-sized fridge, plenty of cabinets, a pantry & a spot for what could be a built-in microwave, this kitchen lets you cook w/ ease & focus. It's BRIGHT w/ the WINDOW OVER YOUR SINK & w/ an opening that lets in TONS OF NATURAL LIGHT. Straight ahead you reach your main living spaces where you have room for a 4-SEATER DINING TABLE, walls for artwork + a BIG LIVING ROOM w/ access to your N-FACING BALCONY - ISN'T THIS A NICE VIEW? Your balcony has dura deck vinyl flooring & a glass railing. Back inside, YOU DON'T HAVE ANY POPCORN CEILING, here you have the much desired FLAT SMOOTH CEILING. On the lower floor, you'll find your SHARED LAUNDRY ROOM (FREE) w/ an updated LG Washer/Dryer, a SHARED STORAGE ROOM + SECURED GATED ASSIGNED PARKING, stall #302. Ps. You have 2x C-train Stations, YYC Zoo & TELUS Spark nearby! Please WATCH THE VIDEO! Tenant is paying \$1,900 + electricity/would love to stay!

Built in 1979

Essential Information

MLS® #	A2193094
Price	\$236,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	657
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	302, 636 Meredith Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E5A8

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall, Drive Through, Electric Gate, Gated, Outside, Parkade, Secured

Interior

Interior Features	Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Wood Windows
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Private, Rectangular Lot

Roof	Flat
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2025
Days on Market	58
Zoning	MU-1

Listing Details

Listing Office	RE/MAX First
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