

# \$375,000 - 403, 320 Meredith Road Ne, Calgary

MLS® #A2223951

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,302 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

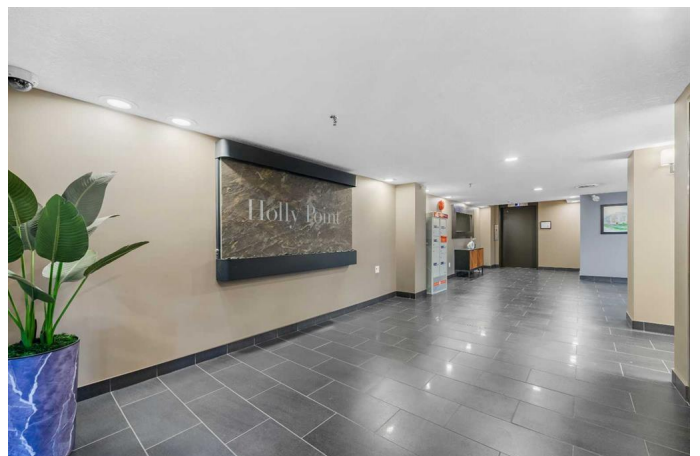
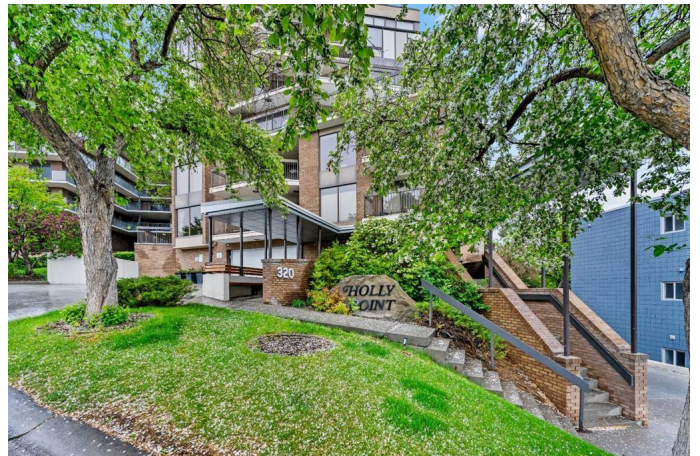
Step into this exceptionally large and unique 2-bedroom, 2-bathroom condo in the heart of Crescent Heights—one of Calgary’s most sought-after communities. With 1,302 square feet of living space, this home offers a refreshing alternative to the standard “cookie-cutter” condo.

You’ll love the open and functional layout, featuring a bright and spacious living room with a wood-burning fireplace and sliding doors leading to a private balcony—perfect for enjoying Calgary’s breathtaking sunrises and a direct view of the Calgary Tower.

The living room - dining room is impressively sized, larger than in many detached homes, with South-facing views of downtown and the Bow River. The kitchen is smartly designed with privacy yet open up to the living and dining areas for flow and light.

Your primary suite offers a private, tree-lined view to the East, a large closet, and a 4-piece ensuite. The second bedroom is generously sized with great closet space, south views of the Calgary Tower and easy access to the second 4-piece bathroom.

Enjoy the convenience of in-suite laundry, indoor heated parking, awesome building gym/fitness centre, and incredible party room with access to outdoor space.



Holly Point is a well-maintained building loaded with amenities:

Recently renovated party room with kitchen

Billiards area

Outdoor patio

Newly updated fitness centre

Secure bike storage

LOCATION LOCATION LOCATION!!! Step out your front door to some of Calgary's best restaurants, river paths, and all the vibrancy of inner-city living"plus easy access to downtown, The Calgary Stampede and major routes. Genuinely, I know you will love this location for so many reasons.

Don't miss the 3D virtual tour online! Call your favourite real estate agent to book a private showing today.

Built in 1981

### **Essential Information**

MLS® #	A2223951
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,302
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	403, 320 Meredith Road Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E5A6

## Amenities

Amenities	Elevator(s), Fitness Center, Garbage Chute, Parking, Party Room, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Underground, Assigned
# of Garages	1

## Interior

Interior Features	Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric Cooktop, Oven
Heating	Baseboard, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Mantle, Stone
# of Stories	8

## Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	22
Zoning	M-C2

## Listing Details

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