

# \$374,800 - 502, 300 Meredith Road Ne, Calgary

MLS® #A2240088

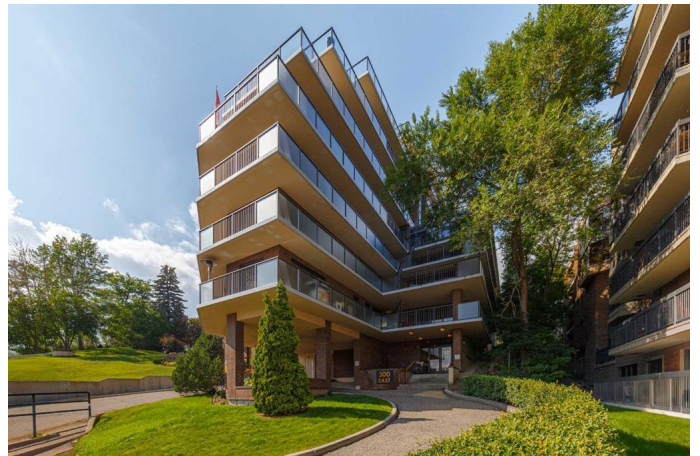
**\$374,800**

2 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

**\*\*INNER CITY OASIS @ HOLLY PARK\*\*** A short walk to downtown and even closer to the pathway system, this iconic building is perched at the top of Meredith Road overlooking the downtown skyline & mountains. Unit 502 is located at the top floor of the east tower, and is complete with a MASSIVE 1,350 sq.ft private balcony which has been updated with glass railings. Upon entry to the unit, you are greeted by natural light pouring into a smart open concept kitchen/living room layout, with large glass sliders opening to the large terrace with open sky views. There is a large front closet, and large storage space in the unit, with a side-by-side laundry in a separate closet. The spacious master with 2pc ensuite/walk-in-closet, second bedroom & full bathroom complete the space. Unit 502 is ideally located within the building, with no suite below the unit. Unit updates include: new appliances, fresh paint, updated cabinetry, flattened ceilings, & LED lighting. Newly painted in modern colors, new stainless steel appliances including an induction range, glass tile backsplash, deep soaker tub and ensuite laundry. The heated underground parking stall is easily accessible and in a great location, extra wide & deep, with an option to build storage in the stall. Full building amenities include: renovated lobbies & balconies, new elevators, amazing swimming pool with downtown views, hot tub, sauna, gym, squash court, billiard room, guest suite, library, and an amazing walkable location in the center of the



city!

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240088          |
| Price          | \$374,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 965               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 502, 300 Meredith Road Ne |
| Subdivision | Crescent Heights          |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 7A8                   |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Indoor Pool, Party Room, Racquet Courts, Recreation Facilities, Secured Parking, Storage, Sauna, Spa/Hot Tub |
| Parking Spaces | 1                                                                                                                                         |
| Parking        | Assigned, Parkade, Underground                                                                                                            |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage                |
| Appliances        | Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Built-In Range |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                     |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 10   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Construction      | Brick, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 23              |
| Zoning         | M-C2            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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