

**644 Meredith Road NE # 303 Calgary, AB T2E 5A8****Residential****Active****A2266354****PD:****DOM:** 1**LP:** \$255,000.00**OP:** \$255,000.00**Banner:****Inner City home recently Renovated! OWNER IS OPEN TO SELLER FINANCING:)**

|                      |                                                                       |                     |                      |
|----------------------|-----------------------------------------------------------------------|---------------------|----------------------|
| <b>Class:</b>        | Apartment                                                             | <b>City:</b>        | Calgary              |
| <b>County:</b>       | Calgary                                                               | <b>Subdivision:</b> | Bridgeland/Riverside |
| <b>Type:</b>         | Low Rise (2-4 stories)                                                | <b>Ttl Beds:</b>    | 1                    |
| <b>Levels:</b>       | Multi Level Unit                                                      | <b>F/H Bth:</b>     | 1/0                  |
| <b>Year Built:</b>   | 1982                                                                  | <b>RMS SQFT:</b>    | 636.00               |
| <b>LINC#:</b>        | <a href="#">0031890098</a>                                            | <b>LP/SF:</b>       | \$400.94             |
| <b>Arch Style:</b>   | Apartment-Single Level Unit                                           | <b>Suite:</b>       | No                   |
| <b>Possession:</b>   | Negotiable                                                            | <b>Lot Size:</b>    | SF  SM               |
| <b>Lot Dim:</b>      |                                                                       | <b>Lot Depth:</b>   | M '                  |
| <b>Front Length:</b> |                                                                       | <b>Lot:</b>         |                      |
| <b>Legal Desc:</b>   | 0613192;8                                                             | <b>Condo:</b>       | Yes                  |
| <b>Legal Pln:</b>    | 0613192 Blk:                                                          |                     |                      |
| <b>Zoning:</b>       | M-C2                                                                  | <b>Tax Amt/Yr:</b>  | \$1,736.00/2025      |
| <b>Title to Lnd:</b> | Fee Simple                                                            | <b>Loc Imp Amt:</b> |                      |
| <b>Disclosures:</b>  | No Disclosure                                                         | <b>Front Exp:</b>   | S                    |
| <b>Restrict:</b>     | Call Lister, Pet Restrictions or Board approval Required, See Remarks |                     |                      |

Recent Change: **10/23/2025 : NEW**

**Public Remarks:** Just minutes from downtown and steps to all the best of Bridgeland, this top-floor condo is perfect for young professionals who want to enjoy inner city living. This bright unit sits in a small, well-managed building (only 8 suites), and offers sunny southwest views and an open concept layout. The modern kitchen features stainless steel appliances, granite countertops, and plenty of prep space—with a breakfast bar that's perfect for your morning coffee. The kitchen opens into a spacious dining and living area, with sliding doors to your own private balcony. The large primary bedroom enjoys lots of sunlight, and there's an updated 4-piece bathroom plus in-suite laundry and plenty of storage. Gleaming hardwood floors run throughout, and you'll have a single indoor parking stall for convenience and comfort year-round. Enjoy renovated finishes, a practical layout, and a location close to downtown, the river pathway, and some of Calgary's best restaurants and coffee shops—including Starbucks, La Brezza, Sushi Zipang, and Blue Star Diner. Interested? Contact us for more details or to book a viewing! Owner is open to Seller financing...

**Directions:****Rooms & Measurements**

|                  | 1P | 2P | 3P | 4P | 5P | 6P | Total AG:       | 59.09 | Mtr2 | 636.00 | SqFt |
|------------------|----|----|----|----|----|----|-----------------|-------|------|--------|------|
| <b>Baths:</b>    | 0  | 0  | 0  | 0  | 0  | 0  | <b>Bed Abv:</b> | 1     |      |        |      |
| <b>EnSt Bth:</b> | 0  | 0  | 0  | 1  | 0  | 0  | <b>Rms Abv:</b> | 5     |      |        |      |

**Property Information**

|                       |                                                                                                       |                    |                |
|-----------------------|-------------------------------------------------------------------------------------------------------|--------------------|----------------|
| <b>Basement:</b>      |                                                                                                       | <b>Laundry Ft:</b> | In Unit        |
| <b>Heating:</b>       | Baseboard                                                                                             | <b>Cooling:</b>    | None           |
| <b>Construction:</b>  | Wood Frame                                                                                            | <b>Fireplaces:</b> | 1/Gas          |
| <b>Foundation:</b>    |                                                                                                       | <b>Flooring:</b>   | Hardwood, Tile |
| <b>Exterior Feat:</b> | Balcony                                                                                               | <b>Fencing:</b>    |                |
| <b>Roof Type:</b>     |                                                                                                       | <b>Balcony:</b>    | Balcony(s)     |
| <b>Reports:</b>       | RMS Supplements                                                                                       |                    |                |
| <b>Parking:</b>       | Parkade <b>Total:</b> 200                                                                             |                    |                |
| <b>Features:</b>      | Closet Organizers, No Smoking Home, Quartz Counters                                                   |                    |                |
| <b>Comm Feature:</b>  | Other                                                                                                 |                    |                |
| <b>Goods Include:</b> | N/A                                                                                                   |                    |                |
| <b>Appliances:</b>    | Dishwasher, Electric Cooktop, Electric Oven, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |                    |                |
| <b>Other Equip:</b>   | Curtain Rods                                                                                          |                    |                |
| <b>Goods Exclude:</b> | N/A                                                                                                   |                    |                |

**Condo Information**

|                       |                                                                                                                        |                         |                  |
|-----------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------|
| <b>Condo Name:</b>    | Z-name Not Listed                                                                                                      | <b>Condo Fee:</b>       | \$568.00/Monthly |
| <b>Condo Type:</b>    | Conventional Condo                                                                                                     | <b>HOA:</b>             |                  |
| <b>Mgmt Co/Ph:</b>    | Karen King &                                                                                                           | <b>Floor #:</b>         | 3                |
| <b>Prk Plan Type:</b> | Assigned                                                                                                               | <b># Elevators:</b>     |                  |
| <b>Legal Desc:</b>    | 0613192/0613192                                                                                                        | <b>Total Floors:</b>    | 3                |
| <b>Legal Park:</b>    |                                                                                                                        | <b>Common Walls:</b>    | 1 Common Wall    |
| <b>Legal Stor:</b>    |                                                                                                                        | <b>Unit Exposure:</b>   | N                |
| <b># of Units:</b>    |                                                                                                                        | <b>Unit Factor:</b>     | 3                |
| <b>Fee Includes:</b>  | Gas, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water | <b>Prk Unit Factor:</b> |                  |
| <b>Reg Size Incl:</b> | Interior Above Grade                                                                                                   | <b>Floor Location:</b>  | Top              |
| <b>Assoc Amen:</b>    | Laundry, Secured Parking                                                                                               |                         |                  |
| <b>Pets Allowed:</b>  | Restrictions                                                                                                           |                         |                  |

**Printed Date:** 10/24/2025 11:27:07 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

