

# \$2,498,000 - 1001, 300 Meredith Road Ne, Calgary

MLS® #A2172113

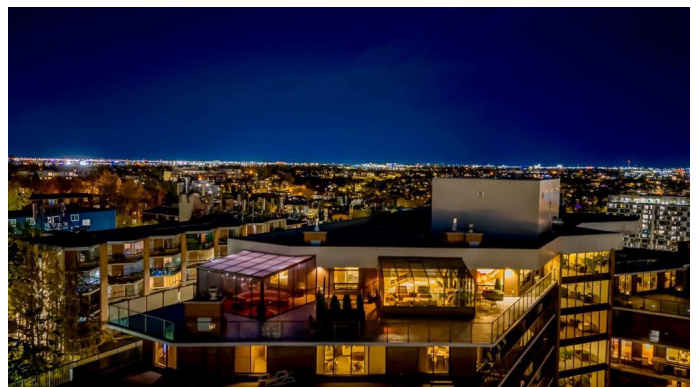
**\$2,498,000**

2 Bedroom, 3.00 Bathroom, 2,407 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

This extraordinary two-bedroom Penthouse embodies modern luxury and sophisticated design. Offering over 4300 SF of interior and exterior living space along with stupendous views of the city skyline and river valley, there is no other luxury condominium of this magnitude that has ever been offered for sale. Every aspect of this home reflects meticulous craftsmanship and artistic design with curated interior design direction by Robert Gray. The expansive open-concept layout of the designer kitchen is elegantly appointed with premium finishes, Grey Elm custom cabinetry, quartz countertops, a large quartz island that was designed to be a large space for a true "Chef's station" and top-tier Wolf, ASKO and Subzero appliances, all seamlessly integrated into the design. The glass sunroom is the most incredible relaxation space while a 360-degree rotating wood-burning fireplace serves as the focal point between the two living rooms. This hidden gem offers incredible panoramic views to the East, South and West. The primary suite is a true retreat, featuring bespoke storage and closet solutions, remote blinds and an exquisite steam shower framed by large windows that capture the breathtaking cityscape and mountain views, providing a tranquil escape within the home. Outdoor living is elevated by a three-season screened-in patio, thoughtfully designed ensuring comfort and functionality. The outdoor terrace is a generous 1920 SF and the "outdoor living/screen room adds another 400 SF of



usable outdoor space. Don't miss this opportunity to live in an iconic penthouse curated and renovated with perfection. Note: Seller will accept BITCOIN for currency payment.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2172113    |
| Price          | \$2,498,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,407       |
| Acres          | 0.00        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1001, 300 Meredith Road Ne |
| Subdivision | Crescent Heights           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2E 7A8                    |

**Amenities**

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Fitness Center, Guest Suite, Indoor Pool, Racquet Courts, Recreation Room, Sauna, Spa/Hot Tub, Storage |
| Parking Spaces | 2                                                                                                                                             |
| Parking        | Stall, Assigned, Underground                                                                                                                  |
| # of Garages   | 2                                                                                                                                             |

**Interior**

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Quartz Counters, Steam Room, Storage |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Built-In Oven, Induction Cooktop, Instant Hot Water, Wine Refrigerator        |
| Heating           | Forced Air, Electric                                                                                                                                            |
| Cooling           | Sep. HVAC Units                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                               |
| Fireplaces        | Gas, Living Room, Electric, Master Bedroom, Other, See Remarks, Wood Burning                                                                                    |
| # of Stories      | 10                                                                                                                                                              |
| Basement          | None                                                                                                                                                            |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Lot Description   | Views                          |
| Construction      | Concrete, Brick                |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2024 |
| Days on Market | 191                |
| Zoning         | M-C2               |
| HOA Fees Freq. | MON                |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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