

# \$360,000 - 403, 320 Meredith Road Ne, Calgary

MLS® #A2223951

**\$360,000**

2 Bedroom, 2.00 Bathroom, 1,302 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

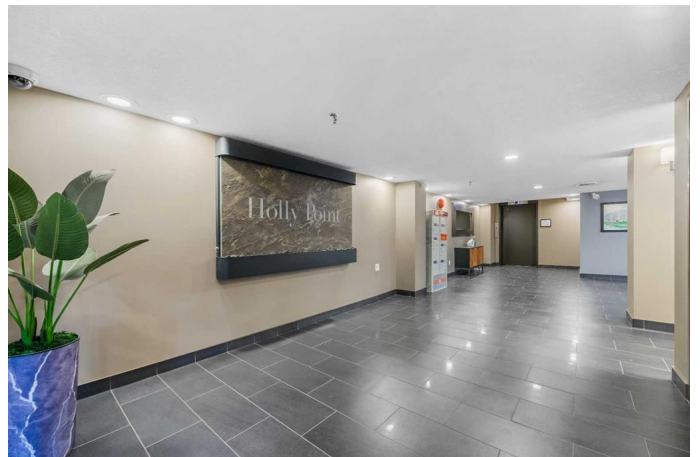
\*\*\*\*\* OPEN HOUSE THIS SATURDAY from 11am to 1pm \*\*\*\*\* Step into this exceptionally large and unique 2-bedroom, 2-bathroom condo in the heart of Crescent Heights—one of Calgary’s most sought-after communities. With 1,302 square feet of living space, this home offers a refreshing alternative 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	\$360,000
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 Parking, Trash, Visitor Parking, Elevator(s), Fitness Center, Garbage Chute, Party Room  
Parking Spaces 1  
Parking Garage Door Opener, Underground, Assigned, Garage Faces Front, Heated Garage  
# of Garages 1

### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Elevator  
Appliances Dishwasher, Dryer, Electric Cooktop, Oven, Refrigerator, Washer, Window Coverings  
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 57  
Zoning M-C2

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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.