

# \$199,900 - 302, 636 Meredith Road Ne, Calgary

MLS® #A2228381

**\$199,900**

2 Bedroom, 1.00 Bathroom, 657 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Incredible Investment Opportunity w/ Nearly 10% CAP Rate! Whether you're a savvy investor or a buyer looking to break into the market, Unit 302 checks a lot of boxes—renovated, top floor, corner unit, 2 beds, 1 bath, gated parking, & an unbeatable price tag.

Located in the sought-after inner-city community of Bridgeland, this is a rare chance to own in one of Calgary's most walkable, connected neighborhoods. Only minutes from downtown, w/ East Village, Kensington, & the Bow River pathway nearby, you'll love the lifestyle this location offers. Shops, breweries, fitness studios, dining, playgrounds, parks, Blush Lane Market, & more are just steps from your building.

Meredith Road offers beautiful tree-lined streets, free 2-hr guest parking, & a charming boutique building w/ gated parking. Inside, the building is well-maintained, featuring freshly painted hallways & clean carpets. On the 3rd floor, Unit 302 awaits—a renovated, light-filled corner unit w/ flat ceilings (no popcorn!), updated LVP flooring, & a thoughtful layout.

The entry offers a front hall closet, space for a console or mirror, & opens into your main living area. The kitchen features SS appliances, a full-size fridge, pantry, & a window over the sink—plus an opening to the



living room that lets in natural light. The living/dining area is well-sized, w/ room for a 4-seat table, spacious lounge area, & access to your N-facing balcony w/ glass railing & dura deck flooringâ€”perfect for enjoying the skyline while staying cool in summer.

Both bedrooms are generously sizedâ€”the primary fits a queen & nightstands. The renovated bathroom includes a marble-top vanity, modern fixtures, deep soaker tub, tiled surround, & sleek glass doors. Bonus wall niche for extra storage or decor.

Shared laundry (FREE) w/ newer LG washer/dryers, secured assigned parking (stall #302), & a shared storage room round out the offering. While this building is older, the siding has been updated, & the unit itself shows wellâ€”even though itâ€™s no longer staged & is currently tenant-occupied. Yes, the windows could use upgrading & laundry is shared, but for a renovated 2 bed unit at this price, itâ€™s a trade-off that makes sense.

The catch? Possession requires 90 days, & the current tenant (paying \$1,900/mo + electricity) would love to stay until Oct. 31st of this yearâ€”making this ideal for investors or flexible buyers.

Donâ€™t take this opportunity for grantedâ€”this unit offers serious value, strong rental income, & long-term upside in an unbeatable location.

Book your showing today & make your move before someone else snaps it up.  
P.S. WATCH THE VIDEO!

Built in 1979

## **Essential Information**

MLS® #	A2228381
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	657
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 636 Meredith Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E5A8

### Amenities

Amenities	None
Utilities	Electricity Not Paid For
Parking Spaces	1
Parking	Assigned, Outside, Parkade, Secured, Stall, Drive Through, Electric Gate, Gated

### Interior

Interior Features	Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Wood Windows
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
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Lot Description	Private, Rectangular Lot
Roof	Flat
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	6
Zoning	MU-1 f4.5h22

### **Listing Details**

Listing Office	RE/MAX First
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