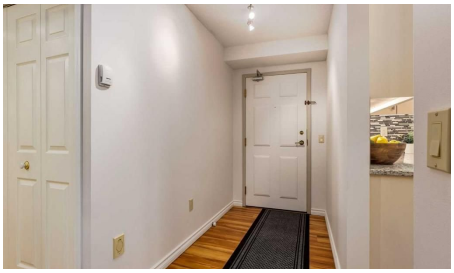
407 320 Meredith Road NE

Calgary | Active | MLS® A2358616

$420,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1981**	**1,431.74 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Welcome to Holly Point-where classic Calgary luxury meets UPDATED, MOVE-IN READY living. Overlooking the Bow River with a front-row seat to the downtown nightscape, this generously sized 2-bedroom, 2-bathroom home perfectly blends historic soul with high-end features. The iconic CONCRETE CONSTRUCTION of this 1981 classic provides a home with peace, quiet, WARMTH and ATMOSPHERE; featuring a rare wood-burning FIREPLACE for cozy winter nights, complete with an existing gas starter line for an easy natural gas conversion. You have room to breathe in this expansive, unique floor plan that rejects cookie-cutter layouts in favor of luxurious scale. There is even a DEDICATED LAUNDRY ROOM; a rare, separate workspace within the unit for maximum convenience. THE GOURMET KITCHEN showcases chef's upgrades - equipped with a premium induction range and convection oven, custom cabinetry outfitted with integrated organizers and timeless, durable granite countertops that elevate the space. The entire unit has been repainted and for your more refined entertaining the dedicated dining room features beautiful, custom built-ins. The main bath is your end of day retreat featuring a premium STEAM SHOWER and quartz-counter vanity. The large private ensuite has a double sink vanity beautifully finished with granite and a large, elegant shower. As for the building, this prime location provides breathtaking evening views of the Calgary skyline and the Bow River and is readily walkable to restaurants, amenities in Bridgeland, the river pathways or Rotary Park. Enjoy underground parking that includes four visitor stalls, or for fitness & fun, take advantage of the functional 3rd-floor gym and the spacious party room complete with a pool table. This home is RIVERFRONT ELEGANCE WITH SKYLINE VIEWS.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358616
Bedrooms	2
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	1,431.74 sq. ft.
Main Level Finished Area:	1,431.74 sq. ft.
Condo Fee:	$1,084.34
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	Southwest, West
Floor Location:	Other
Entry Level:	4
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1981 (Age: 45)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8111087
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)

Roof:	Flat
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Gas Starter, Wood Burning
Garage:	No
Parking:	Assigned, Heated Garage, Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Holly Point
Community:	Crescent Heights
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Garbage Chute, Party Room, Storage, Visitor Parking
Appliances:	Convection Oven, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Yes
Main Floor	Balcony · 24'9" × 5'1" ·
Main Floor	Bedroom · 13'9" × 11'5" ·
Main Floor	Dining Room · 14'4" × 10'3" ·
Main Floor	Kitchen · 11'5" × 10'6" ·
Main Floor	Laundry · 7'7" × 6'2" ·

Main Floor	Living Room · 27' × 14'1" ·
Main Floor	Bedroom - Primary · 20'8" × 17'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, No Smoking Home, Quartz Counters
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/407-320-meredith-road-ne-calgary-a2358616/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.