602 320 Meredith Road NE

Calgary | Active | MLS® A2312728

$549,780









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1981**	**1,674.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Houston Realty.ca

A closer look

OPEN HOUSE SUN NOV. 8 /1:30-2:30pm. Perched on an escarpment in Crescent Heights overlooking the Bow River and Calgary’s city core, this beautifully renovated condo offers 1,674 sq. ft. of modern, comfortable living space.

The open-concept layout features a spacious living room with a striking brick-faced wood-burning fireplace, framed by large, bright windows that showcase incredible views. The living area flows seamlessly into a generous dining space and an upgraded kitchen, complete with ample cabinetry, quartz countertops, and new stainless steel appliances.

The spacious primary bedroom offers direct patio-door access to the balcony, a large and functional walk-in closet, and a tastefully renovated ensuite featuring an oversized shower. The oversized second bedroom provides enough space for a secondary area, such as a home office, and is conveniently located across from the formal main bathroom.

Step outside onto the expansive balcony and enjoy panoramic views with plenty of room to relax or entertain several guests. A large laundry room with a new stacked washer and dryer also provides abundant in-suite storage.

Your assigned oversized parking stall is conveniently located on the main floor of the building, just beyond the foyer.

Building amenities include a large fitness room, as well as a community party and games room with its own kitchen.

Enjoy a comfortable, convenient lifestyle in a prime location, with easy walking access to the city centre, work, dining, entertainment, and everything the area has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2312728
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:	1,674.34 sq. ft.
Main Level Finished Area:	1,674.34 sq. ft.
Condo Fee:	$1,145.80
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	6
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
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:	0
Plan:	8111087
Heating:	Boiler, Natural Gas

Foundation:	Poured Concrete
Builder:	Holly Point
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Flat Torch Membrane
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Brick Facing, Living Room, Wood Burning
Utilities:	Heating Paid For
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Holly Point
Community:	Crescent Heights
Amenities:	Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Trash
Appliances:	Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions
Main Floor	Balcony · 16'3" × 14'3" ·
Main Floor	Bedroom · 15'6" × 10'10" ·
Main Floor	Dining Room · 17'1" × 10'11" ·
Main Floor	Foyer · 10'2" × 6'4" ·
Main Floor	Kitchen · 12'9" × 9'10" ·
Main Floor	Living Room · 20'9" × 17'5" ·
Main Floor	Bedroom - Primary · 25'9" × 17'5" ·
Main Floor	Furnace/Utility Room · 13'1" × 11'6" ·
Main Floor	Walk-In Closet · 9'7" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	City Lot, Cul-De-Sac, Few Trees, Landscaped, Street Lighting
Accessibility Features:	Accessible Approach with Ramp, Accessible Common Area, Accessible Elevator Installed
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/602-320-meredith-road-ne-calgary-a2312728/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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