

\$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 flooring—perfect for enjoying the skyline while staying cool in summer.

Both bedrooms are generously sized—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 well—even though it’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, it’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 year—making this ideal for investors or flexible buyers.

Don’t take this opportunity for granted—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, Electric Gate, Gated, Outside, Parkade, Secured, Stall, Drive Through

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
-------------------	---------------------------

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	23
Zoning	MU-1 f4.5h22

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.