

# \$1,295,000 - 434 Meredith Road Ne, Calgary

MLS® #A2201568

**\$1,295,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

Crescent Heights, Calgary, Alberta

Unlimited potential for this mix use MU-2 50'x140' lot located just off Edmonton trail & memorial Dr, right across river from Downtown East Village! Lot is designed to built commercial & residential mixed building with f 4.0 h34. Currently there's a house with back addition divided into 2 units A & B both have tenants occupied. Unit A is an older building (about 600sqft) with vaulted ceilings on main floor and a full basement with one bedroom up, one bedroom down, and a full bathroom. Unit B is an addition with no basement but 2 full bathrooms and 5 bedrooms. Total rental income is \$3045.00. Please do not disturb tenants without an appointment.

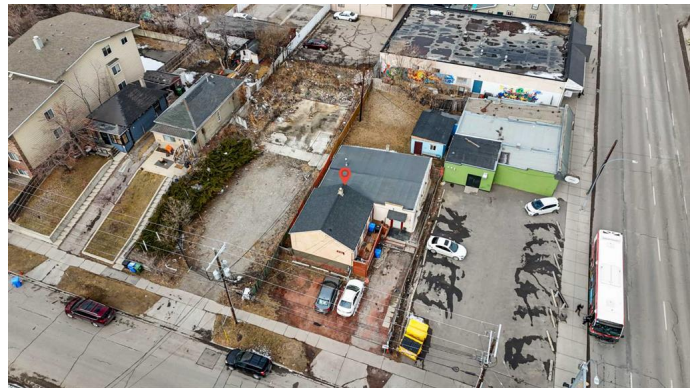
Built in 1944

## Essential Information

MLS® #	A2201568
Price	\$1,295,000
Bathrooms	0.00
Acres	0.16
Year Built	1944
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	434 Meredith Road Ne
Subdivision	Crescent Heights



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5A6

### **Amenities**

Parking Spaces	5
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### **Interior**

Heating	Forced Air, Natural Gas
Cooling	None

### **Exterior**

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, See Remarks

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	39
Zoning	MU-2 f4.0h34

### **Listing Details**

Listing Office	Top Producer Realty and Property Management
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