# \$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

#### 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 232

Zoning MU-2 f4.0h34

## **Listing Details**

Listing Office Top Producer Realty and Property Management

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