

\$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.

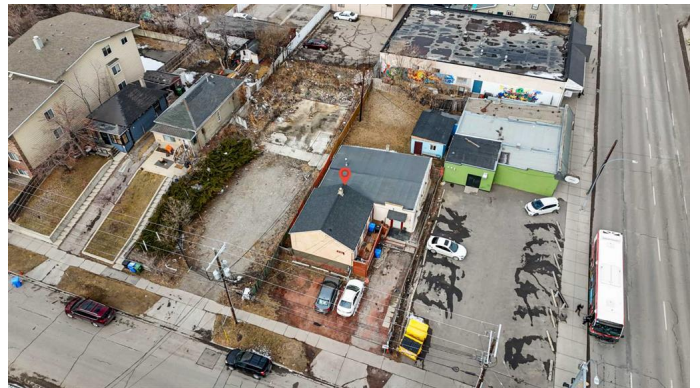
Built in 1944

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 | 151 |
| Zoning | MU-2 f4.0h34 |

Listing Details

| | |
|----------------|---|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---|

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