\$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 39

Zoning MU-2 f4.0h34

Listing Details

Listing Office Top Producer Realty and Property Management

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.