# \$845,000 - 101, 814 Memorial Drive Nw, Calgary

MLS® #A2202628

### \$845,000

3 Bedroom, 4.00 Bathroom, 1,780 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Rare Opportunity! Four-Plex Townhouse with Unmatched Location. Live your best life in Sunnyside, one of Calgary's hottest, most walkable neighborhoods. This exceptional four-plex townhouse unit offers the perfect blend of affordability, unbeatable location, and timeless design. Set against the iconic Peace Bridge, this home is a stone's throw from Kensington, downtown, Princess Island Park, and miles of scenic river pathways. A socialites dream being just minutes away from the best in dining & nightlife this city has to offer. With a rare 2700 sq. ft. of total sophisticated living space, this spacious home includes 3 bedrooms and 3.5 baths, offering a flexible layout perfect for young professionals, growing families, or those seeking an investment property with potential for rental income. The stunning red brick exterior provides timeless curb appeal, and is built to withstand Calgary's weather. Inside, the home is designed with thoughtful details and modern convenience, including THREE gas fireplaces, expansive windows that flood the space with natural light, and maple hardwood flooring. The open concept layout seamlessly integrates the living, dining, and kitchen areas, ideal for entertaining or relaxing with family. The chef-inspired kitchen features a massive central island, rich granite countertops, full-height cabinets, and stainless steel appliances, including a 5-burner gas cooktop. Sunny South facing exposure. On the upper level, the primary bedroom is a true retreat







with private balcony offering breathtaking views of the Bow River and downtown skyline. Complete with a romantic gas fireplace, luxurious 5-piece spa like ensuite, this is a space you'II never want to leave. The second bedroom, with its own 4-piece ensuite and walk-in closet, offers plenty of room and seclusion. The fully finished basement is a perfect hangout spot with in-floor heating, a large rec room, a large third bedroom, 4-piece bath, and extra storage. Plus, a detached single-car garage offers secure parking for added convenience. With a low condo fee of just \$150/month, this property offers excellent value in a rare and highly sought-after location. Don't miss your chance to own this unique townhouse in Sunnyside.. where luxury, location, and lifestyle come together. this home is a true gem.

#### Built in 2010

#### **Essential Information**

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Price \$845,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,780 Acres 0.00

Year Built 2010

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 101, 814 Memorial Drive Nw

Subdivision Sunnyside

City Calgary
County Calgary
Province Alberta
Postal Code T2N 3C8

**Amenities** 

Amenities Other, Parking

Parking Spaces 1

Parking Alley Access, Assigned, Garage Door Opener, Garage Faces Rear,

Single Garage Detached

# of Garages 1

Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Jetted

Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In

Closet(s)

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 3

Fireplaces Gas, Glass Doors, Living Room, Mantle, Bedroom, Brick Facing,

**Decorative** 

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Balcony, Lighting, Private Yard

Lot Description Back Lane, City Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed March 26th, 2025

Days on Market 9

Zoning M-CG

**Listing Details** 

## Listing Office RE/MAX iRealty Innovations

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