

**102, 814 Memorial Drive NW  
Calgary, Alberta**

**MLS # A2255677**

**\$839,900**



<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,914 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Step inside this well-appointed townhouse in a beautiful location on Memorial Drive NW, directly across from the Bow River pathways. This home offers a blend of style, comfort, and convenience, all within minutes of downtown. The main floor features rich hardwood flooring, an open-concept layout, and two cozy gas fireplaces that anchor the living and dining areas. The kitchen is ideal for entertaining, complete with a large island and plenty of space to gather. Upstairs, you'll find two spacious bedrooms, each with its own ensuite. The primary bedroom features a gas fireplace and private balcony. You also have the convenience of upper-level laundry. The fully finished basement offers additional living space with a four-piece bathroom, perfect for guests or a family room setup. Enjoy the outdoors on your private back deck, with a detached single garage for parking and storage. This property is part of a fourplex and presents an excellent opportunity in an unbeatable location. \*\*This is a Court Ordered sale - property is sold "as is where is" - please review Schedule A attached in the Supplements.