780-832-5880
cord@gpremax.com

102, 814 Memorial Drive NW
Calgary, Alberta

MLS # A2255677

$839,900

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

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

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