\$834,999 - 101, 814 Memorial Drive Nw, Calgary

MLS® #A2202628

\$834,999

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

Sunnyside, Calgary, Alberta

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'll 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

MLS® #	A2202628
Price	\$834,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,780
Acres	0.00
Year Built	2010
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	101, 814 Memorial Drive Nw
Subdivision	Sunnyside

City County Province Postal Code	Calgary Calgary Alberta T2N 3C8	
Amenities		
Amenities Parking Spaces Parking	Other, Parking 1 Alley Access, Garage Door Opener, Garage Faces Rear, Assigned, 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, Storage, Walk-In Closet(s), Stone Counters	
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	Decorative, Gas, Glass Doors, Living Room, Mantle, Bedroom, Brick Facing	
Has Basement	Yes	
Basement	Finished, Full	
Exterior		
Exterior Features Lot Description Roof Construction Foundation	Balcony, Lighting, Private Yard Back Lane, City Lot Asphalt Shingle Brick, Stucco, Wood Frame Poured Concrete	
Additional Information		
Date Listed Days on Market	March 26th, 2025 23	
Days on Market	20	

Zoning M-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

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