

# \$784,900 - 101, 814 Memorial Drive Nw, Calgary

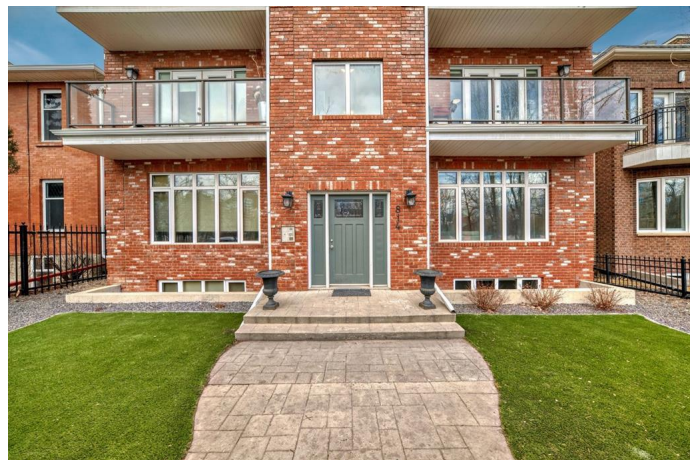
MLS® #A2202628

## \$784,900

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 youâ€™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. Donâ€™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	\$784,900
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  
County  
Province  
Postal Code

Calgary  
Calgary  
Alberta  
T2N 3C8

**Amenities**

Amenities  
Parking Spaces  
Parking  
# of Garages

Other, Parking  
1  
Single Garage Detached, All  
Garage Faces Rear  
1

**Interior**

Interior Features  
Appliances  
Heating  
Cooling  
Fireplace  
# of Fireplaces  
Fireplaces  
Has Basement  
Basement

Breakfast Bar, Closet Organ  
Open Floorplan, Recessed L  
Closet(s), Built-in Features, C  
Dishwasher, Garage Cont  
Coverings, Built-In Oven, Gas  
Forced Air, Fireplace(s)  
None  
Yes  
3  
Gas, Living Room, Mantle, Bedroom, Brick Facing, Decorative, Glass  
Doors  
Yes  
Finished, Full

**Exterior**

Exterior Features  
Lot Description  
Roof  
Construction  
Foundation

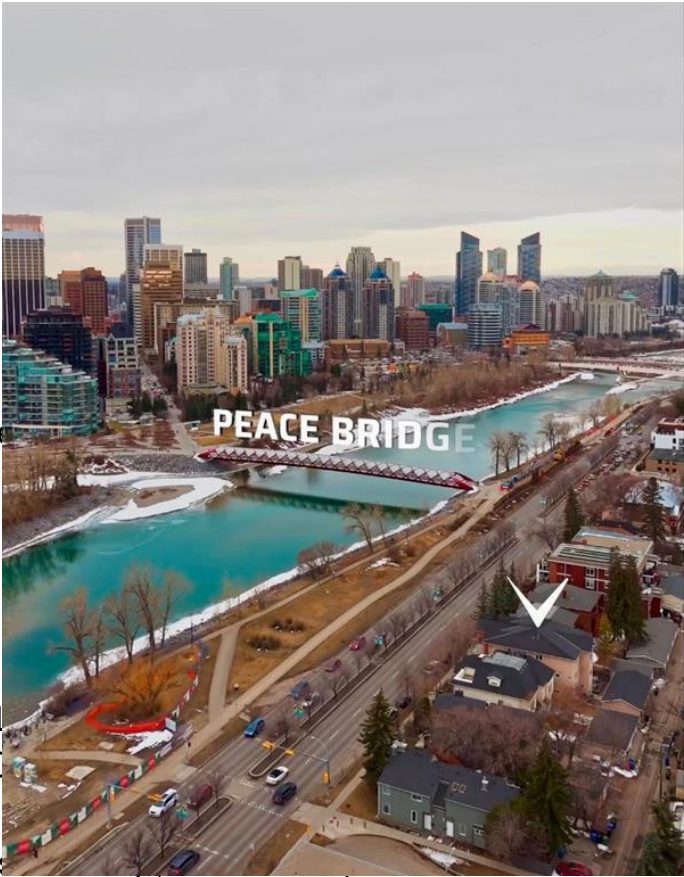
Private Yard, Balcony, Lighting  
Back Lane, City Lot  
Asphalt Shingle  
Stucco, Wood Frame, Brick  
Poured Concrete

**Additional Information**

Date Listed  
Days on Market  
Zoning

March 26th, 2025  
130  
M-CG

**Listing Details**



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