

# \$839,900 - 102, 814 Memorial Drive Nw, Calgary

MLS® #A2255677

**\$839,900**

2 Bedroom, 4.00 Bathroom, 1,914 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

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.

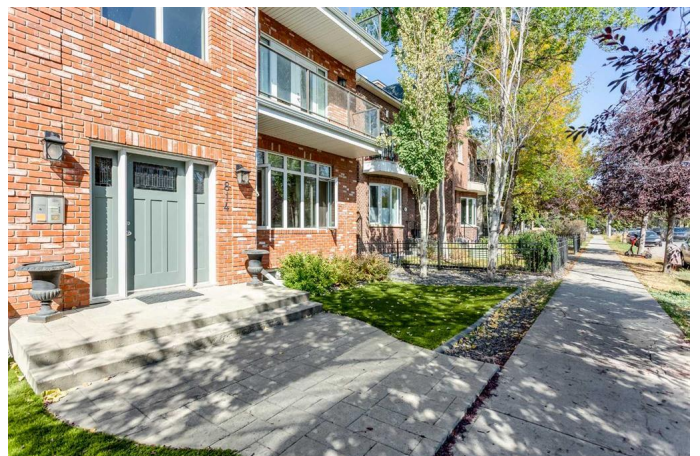
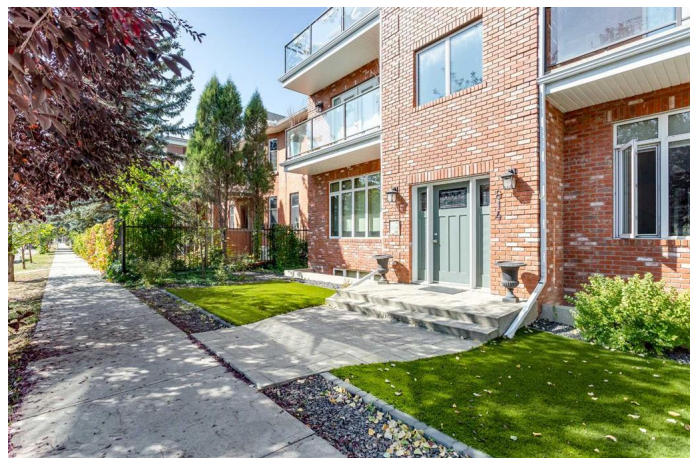
The main floor features rich hardwood flooring, an open-concept layout, and two cozy gas fireplaces that anchor the living and dining areas. The kitchen is ideal for entertaining, complete with a large island and plenty of space to gather.

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.

Built in 2010

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2255677      |
| Price          | \$839,900     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,914         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 102, 814 Memorial Drive Nw |
| Subdivision | Sunnyside                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2N3C8                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Parking         |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                     |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 3                                                                                               |
| Fireplaces        | Gas                                                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Full                                                                                            |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Back Lane, City Lot       |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 43                   |
| Zoning         | M-CG d72             |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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