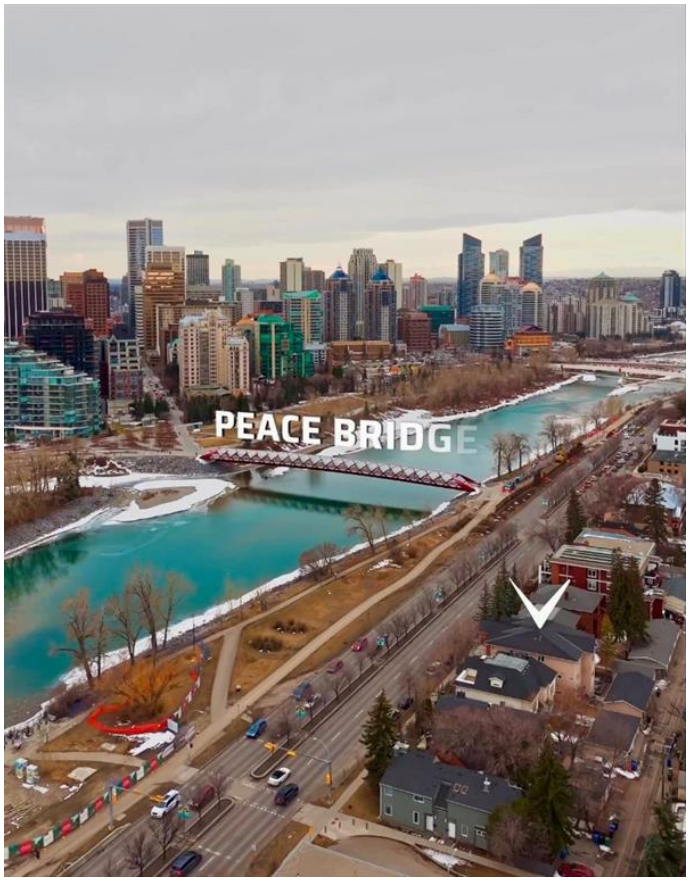
$789,900 - 101, 814 Memorial Drive Nw, Calgary

MLS® #A2202628

$789,900
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 Calgaryâ€™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.

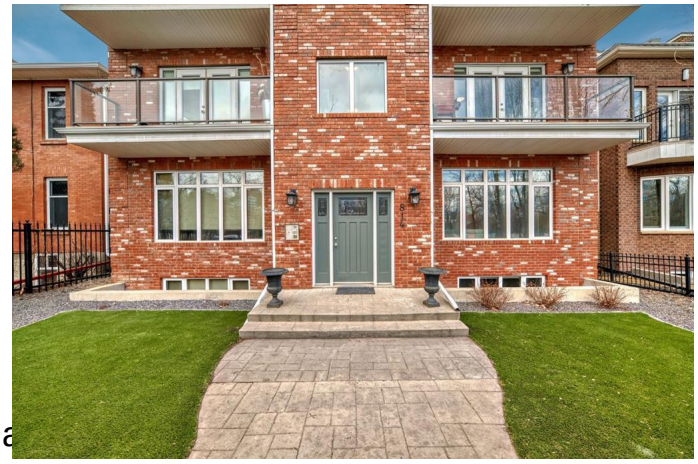
Built in 2010

Essential Information

MLS® #	A2202628
Price	$789,900
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	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3C8

Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Alley Access, Assigned, Ga Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s), Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Stone Counters, Jetted Tub, No Animal Home, Recessed Lighting, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Built-In Oven, Gas Cooktop, Washer/Dryer Stacked
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Bedroom, Brick Facing, Decorative, Glass Doors, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	82
Zoning	M-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.