

\$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.

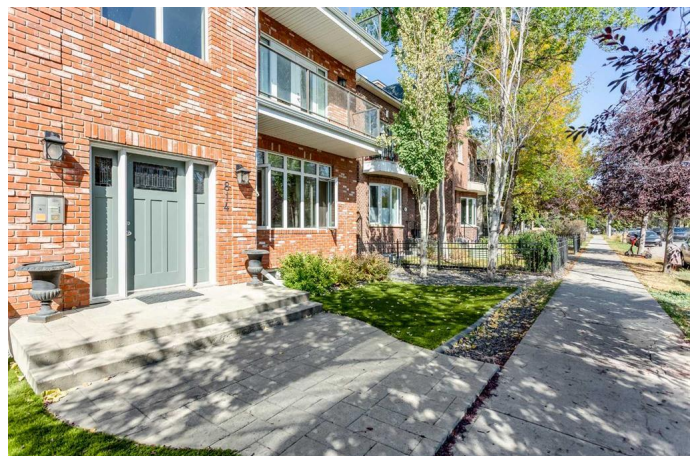
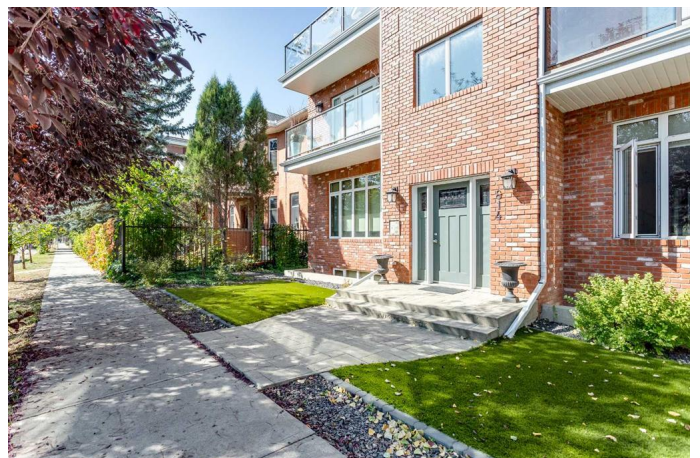
The main floor features rich hardwood flooring, an open-concept layout, and two cozy gas fireplaces that anchor the living and dining areas. The kitchen is ideal for entertaining, complete with a large island and plenty of space to gather.

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	37
Zoning	M-CG d72

Listing Details

Listing Office	MaxWell Canyon Creek
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