

# \$274,900 - 107, 916 Memorial Drive Nw, Calgary

MLS® #A2221264

**\$274,900**

1 Bedroom, 1.00 Bathroom, 679 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Looking for location, lifestyle, and unbeatable value? A bright and functional 1-bedroom, 1-bathroom condo in the heart of Sunnyside, directly across from the Bow River and the Peace Bridge.

Live steps from downtown, Princeâ€™s Island Park, and all the shops, restaurants, and local character of Kensington Village. Whether you're walking to work, grabbing a coffee, or hopping on your bike, this is city living done right.

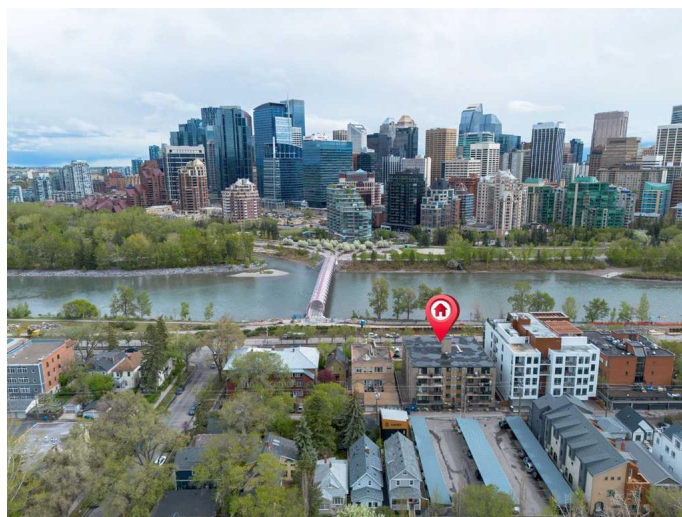
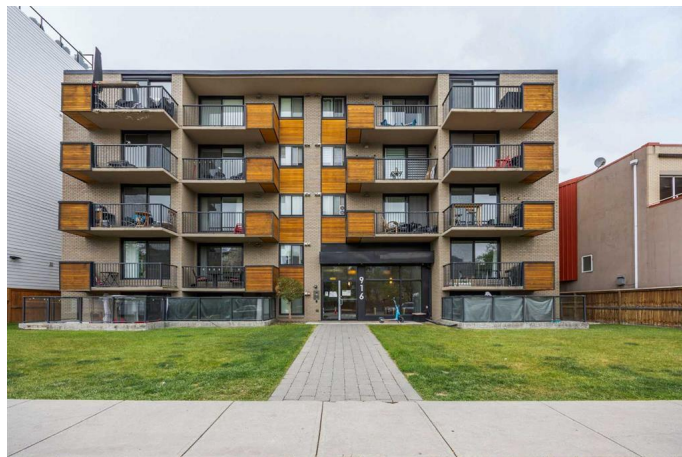
Inside, the space is smartly laid out with laminate flooring, quartz countertops, and a clean, modern kitchen outfitted with Samsung and Maytag appliances. Freshly repainted, the unit is move-in ready â€™ and for added convenience, it can be sold furnished.

The primary bedroom includes a walk-in closet, while the walk-in laundry room offers extra in-suite storage. No balcony? No problem â€™ youâ€™re literally across from some of Calgaryâ€™s best outdoor spaces.

The building was redeveloped in 2014 by Sable Developments and is concrete construction, offering quiet, solid living. Covered parking with plug-ins, bike storage, and elevator access round out the list of practical perks.

Even better? The condo fees are surprisingly low, especially considering they cover electricity, water, and heat â€™ rare for downtown living.

Pet-friendly (with board approval) and packed with value, this is an excellent opportunity for



first-time buyers, investors, or anyone wanting to live right on the river in one of Calgary’s most connected communities.

Built in 1969

**Essential Information**

MLS® #	A2221264
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	679
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	107, 916 Memorial Drive Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3C9

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Alley Access, Assigned, Stall, Covered, Plug-In

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None

# of Stories	4
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## Exterior

Exterior Features	None
Construction	Brick, Concrete, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	100
Zoning	M-CG

## Listing Details

Listing Office	eXp Realty
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