

# \$405,000 - 402, 916 Memorial Drive Nw, Calgary

MLS® #A2236184

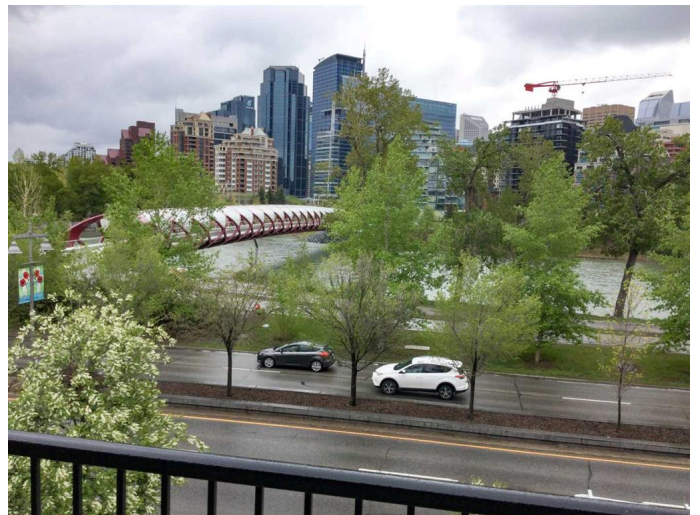
**\$405,000**

2 Bedroom, 1.00 Bathroom, 758 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

FANTASTIC INVESTMENT! Spectacular VIEWS of the Bow River and Downtown! Live in the heart of the sought-after vibrant community of Sunnyside, just across from the Bow River and Peace Bridge. This quiet, CONCRETE built condo of 37 units was redeveloped in 2014 by Sable Developments. Features include an open concept living area with a gourmet kitchen, stainless steel appliances, a newer dishwasher, quartz countertops, a breakfast bar and newer vinyl plank flooring. The spacious master bedroom comes with a desirable walk-in closet, and the versatile second bedroom can be used as a home office if desired. Enjoy relaxing on your south-facing balcony during the summer months while taking in the breathtaking views of River, bike paths and downtown sky line. Additional features include an in-suite washer/dryer, a covered parking stall, elevator access, a separate storage locker on the same floor as the unit and bike storage. If you have a pet, they are welcome with approval and a BONUS is that all utilities are included in the condo fees (except internet and cable). Enjoy all the amenities that Kensington has to offer including, Safeways, Shoppers, boutique shops, pubs and restaurants. Walk to downtown, the LRT, Princeâ€™s Island Park, Eau Claire, Chinatown, SAIT and many more inner-city destinations. Donâ€™t miss this outstanding opportunity to embrace urban living with unparalleled views and convenient access to everything you need. It is a



wonderful life -style and easy place to live!

Built in 1969

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2236184          |
| Price          | \$405,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 758               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 402, 916 Memorial Drive Nw |
| Subdivision | Sunnyside                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2N 3C9                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Storage, Trash                |
| Parking Spaces | 19  |
| Parking        | Alley Access, Assigned, Covered, Off Street, Plug-In, Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water  |
| Cooling           | None  |
| # of Stories      | 5   |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Brick, Concrete, Wood Siding |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 5              |
| Zoning         | M-CG d72       |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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