

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

MLS® #A2236184

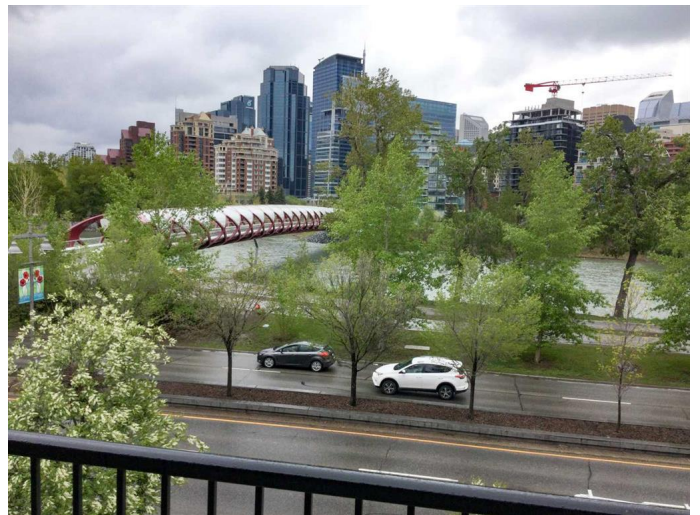
\$405,000

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	4
Zoning	M-CG d72

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.