



THE
A-TEAM

**RE/MAX
FIRST**

612 MEMORIAL Drive, Calgary T2N3C2

MLS® #: **A2123855**

Area: **Sunnyside**

Listing Date: **04/22/24**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1925**

Finished Floor Area

Abv Sqft: **970**

Low Sqft:

Ttl Sqft: **970**

Lot Information

Lot Sz Ar: **5,026 sqft**

Lot Shape:

DOM

27

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Triangular Lot, Corner Lot, Landscaped, Level**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame, Wood Siding

Flooring:

Hardwood, Softwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer, Washer, Window Coverings

Int Feat:

See Remarks

Utilities:

Room Information

Room

Living Room
Bedroom - Primary
4pc Bathroom

Level

Main
Main
Lower

Dimensions

17`11" x 14`5"
12`4" x 11`3"

Room

Kitchen
4pc Bathroom
Bedroom

Level

Main
Main
Main

Dimensions

10`1" x 10`8"
7`9" x 4`9"
12`8" x 9`9"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple
Legal Desc:

1948P

M-CG d72

Remarks

Pub Rmks: **An extraordinary opportunity awaits with this remarkable offering of of M-/CG d72 development land nestled at the coveted corner location of Memorial Drive in Sunnyside. Preliminary discussions with the city of Calgary indicate 612 Memorial Drive NW is suitable for 3 structures. Please consult with the City of Calgary to determine the current options for multi-family development. Seize this chance to invest in the vibrant community of Sunnyside and explore the photos showcasing just some of the amenities this area has to offer. Step into the seduction of inner city living with this captivating character home boasting breathtaking views of the city skyline and the tranquil river. With 2 bedrooms and a blend of hard and softwood floors, this residence exudes timeless elegance. Appreciate the convenience of a garage for your vehicle. Experience the epitome of classic, stylish living in the heart of the city. Embrace the allure of this exceptional property and make it your own.**

Inclusions: **2 Fridges, 2 Stoves**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





