

**916 MEMORIAL Drive #402, Calgary T2N 3C9**

MLS® #: **A2148784**      Area: **Sunnyside**      Listing Date: **07/11/24**      List Price: **\$405,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1969**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Alley Access,Assigned,Covered,Off Street,Plug-In,Stall**

DOM

**67**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**  
Parking  
 Ttl Park: **19**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Brick,Concrete,Wood Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`0" x 11`5"	Kitchen With Eating Area	Main	13`4" x 8`11"
Bedroom - Primary	Main	13`4" x 10`4"	Bedroom	Main	9`8" x 8`0"
4pc Bathroom	Main	7`10" x 4`11"	Laundry	Main	3`0" x 2`10"

Legal/Tax/Financial

Condo Fee: **\$645**      Title: **Fee Simple**      Zoning: **M-CG d72**  
 Fee Freq:

**Monthly**

Legal Desc: **8211370**

Remarks

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Pub Rmks: **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 ,newer vinyl plank flooring and recently painted. 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, Prince's Island Park, Eau Claire, Chinatown, SAIT and many more inner-city destinations. Don'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!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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