



**612 Memorial Drive NW  
Calgary, Alberta**

**MLS # A2123855**



**\$875,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1925 (99 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Triangular Lot, Corner Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Softwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 Fridges, 2 Stoves

An extraordinary opportunity awaits with this remarkable offering 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.