



9, 904 Memorial Drive NW  
Calgary, Alberta

MLS # A2143894



**\$364,900**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	725 sq.ft.	<b>Age:</b>	1928 (96 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street, On Street, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 669
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	French Door, No Smoking Home, Separate Entrance		

**Inclusions:** None

Nestled in the heart of the city, this exquisite property of Glenwood Manor is a designated historical building, constructed in 1928. The stunning stone and brick facade, complemented by wrought iron gate and a charming courtyard sets the stage for an extraordinary living experience. Perched on the top floor, this homeowner has breathtaking views of the Peace Bridge, Bow River, and the downtown skyline. The floorplan is a tribute to its era, featuring a sun-drenched, south-facing living room with elegant bow windows that fill the space with natural light. The fantastic formal dining room, adorned with French doors, is the perfect place for entertaining. The bathroom retains its original charm with classic tile flooring and a clawfoot tub, while the gallery kitchen, with access to the back landing entrance, blends vintage appeal with modern convenience. Funds through government investment due to the historical designation helps to ensure the preservation of the property's unique character and integrity. Practical amenities include a large storage locker, dedicated bike storage and common laundry which enhance the functionality of this historic gem. The walkability score is unparalleled, with seamless access to Sunnyside C Train station, the Kensington district, the river pathway, and the greater downtown area. Parking is hassle-free with ample permitted street parking, and there is opportunity to lease one of the assigned parking stalls. Embrace the charm and elegance of a bygone era at Glenwood Manor.