



GRASSROOTS
REALTY GROUP

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**101, 814 Memorial Drive NW
Calgary, Alberta**

MLS # A2202628



\$789,900

Division:	Sunnyside		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,780 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Assigned, Garage Door Opener, Garage Faces Rear, Single Ga		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	Barstools in kitchen		

Four-Plex Townhouse with Unmatched Location. Live your best life in Sunnyside, one of Calgary's hottest, most walkable neighborhoods. This exceptional four-plex townhouse unit offers the perfect blend of affordability, unbeatable location, and timeless design. Set against the iconic Peace Bridge, this home is a stone's throw from Kensington, downtown, Princess Island Park, and miles of scenic river pathways. A socialites dream being just minutes away from the best in dining & nightlife this city has to offer. With a rare 2700 sq. ft. of total sophisticated living space, this spacious home includes 3 bedrooms and 3.5 baths, offering a flexible layout perfect for young professionals, growing families, or those seeking an investment property with potential for rental income. The stunning red brick exterior provides timeless curb appeal, and is built to withstand Calgary's weather. Inside, the home is designed with thoughtful details and modern convenience, including THREE gas fireplaces, expansive windows that flood the space with natural light, and maple hardwood flooring. The open concept layout seamlessly integrates the living, dining, and kitchen areas, ideal for entertaining or relaxing with family. The chef-inspired kitchen features a massive central island, rich granite countertops, full-height cabinets, and stainless steel appliances, including a 5-burner gas cooktop. Sunny South facing exposure. On the upper level, the primary bedroom is a true retreat with private balcony offering breathtaking views of the Bow River and downtown skyline. Complete with a romantic gas fireplace, luxurious 5-piece spa like ensuite, this is a space you'll never want to leave. The second bedroom, with its own 4-piece ensuite and walk-in closet, offers plenty of room and seclusion. The fully finished basement is a perfect hangout spot with in-floor heating, a large rec room, a large

third bedroom, 4-piece bath, and extra storage. Plus, a detached single-car garage offers secure parking for added convenience. With a low condo fee of just \$150/month, this property offers excellent value in a rare and highly sought-after location. Don't miss your chance to own this unique townhouse in Sunnyside.. where luxury, location, and lifestyle come together. this home is a true gem.