202 814 Memorial Drive NW

Calgary | Active | MLS® A2351288

$650,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**1,237.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Welcome to this exceptional renovated townhouse-style penthouse in a distinctive 2010 four-plex, perfectly positioned in the heart of sought-after Sunnyside with breathtaking panoramic views of Calgary, the Bow River and Peace Bridge. Offering 1,237 sq ft of developed living space, this unique home combines timeless brick architecture with modern comfort and an unbeatable inner-city location. The main level features a spacious living room highlighted by a cozy gas fireplace with a striking stone feature wall and direct access to an oversized balcony where you can take in spectacular city and river views. The elegant kitchen is designed for both everyday living and entertaining, featuring full-height cabinetry, quartz countertops, a massive island with eating bar, subway tile backsplash, feature lighting, a built-in desk and an impressive pantry. Convenient in-suite laundry completes the main level. The primary bedroom offers a relaxing retreat with a spa-inspired ensuite featuring dual granite vanity, soaker tub, separate shower and generous closet space. The lower level provides excellent flexibility with a second bedroom or home office, complete with its own 4-piece ensuite and Murphy bed. Enjoy sunny south-facing exposure and the convenience of a detached single-car garage. Located just steps from the iconic Peace Bridge, Kensington, downtown, Princess Island Park and Calgary's extensive river pathway system, this is an ideal home for those who appreciate walkability, dining, nightlife and vibrant inner-city living. Condo fee $325/month, plus condo insurance fee of approximately $2,700 annually. This is an exceptional opportunity to own a spacious and distinctive home in one of Calgary's most desirable communities. COURT-ORDERED SALE - PROPERTY IS SOLD “AS IS, WHERE IS.”

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351288
Bedrooms	2
Bathrooms	2
Year Built	2010
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Multi Level Unit
Total Living Area:	1,237.17 sq. ft.
Main Level Finished Area:	960.32 sq. ft.
Condo Fee:	$325.00
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Reserve Fund Contributions
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Multi Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	2
Plan:	1010493
Heating:	Hot Water, Natural Gas, Radiant
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	Low Rise (2-4 stories)

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Stone
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sunnyside (Calgary)
Amenities:	Other, Parking
Appliances:	None
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Call, Yes
Main Floor	Living Room · 14'11" × 14'11" ·
Main Floor	Dining Room · 14'6" × 8'2" ·
Main Floor	Kitchen · 14'6" × 11'4" ·
Main Floor	Bedroom - Primary · 12'6" × 11' ·
Main Floor	Laundry · 3' × 3' ·

Main Floor	Foyer · 5' × 4'8" ·
Lower Level	Bedroom · 14'11" × 12'8" ·
Lower Level	Furnace/Utility Room · 9'9" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Stone Counters
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/202-814-memorial-drive-nw-calgary-a2351288/

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