



## 434 Memorial Drive Calgary Alberta

\$800,000

Across from Bow River | Tastefully renovated character home | Downtown views | Minutes to off-leash dog park & pathways | Nestled in the heart of beautiful Sunnyside, this delightful 2-storey character home offers affordability and an unbeatable location directly across from the Bow River and magnificent downtown Calgary. Just steps from Prince's Island Park, you will enjoy immediate access to scenic walking paths, bridges, and a host of amenities, making this a truly vibrant community with amazing neighbours and all the conveniences of city living. The upper level of this home features laminate flooring, two spacious bedrooms (both with great closet space), and a full bathroom with spa-like bathtub, new vanity, and new mirror. The primary bedroom boasts spectacular views of the river and downtown skyline (especially in the winter!), providing a serene retreat after a long day. On the main floor, a bright enclosed porch/mudroom welcomes you, leading into the main living space featuring luxury vinyl plank flooring and a versatile front sitting room that can also serve as a dining room or office, filled with natural light from numerous windows. The dining room area is especially charming with a cozy bench seat and the original brick fireplace, adding to the home's character. The kitchen is both functional and inviting, offering a breakfast bar and direct access to a back deck and a fully fenced backyard, perfect for outdoor entertaining and relaxation. The backyard features a shed and parking space for 2-3 vehicles, with the option to add a garage with a carriage house for additional convenience and potential guest accommodations. The full-ceiling height basement has windows, laundry facilities with sink, and ample storage space, ensuring all your practical needs are met. This home is a true gem, combining historic charm with modern conveniences in one of the most so...

Storage 13.83 Ft x 31.25 Ft  
 3pc Bathroom 5.08 Ft x 6.50 Ft  
 Dining room 13.83 Ft x 9.67 Ft  
 Kitchen 13.83 Ft x 9.75 Ft  
 Living room 17.08 Ft x 12.25 Ft

Sunroom 10.67 Ft x 6.50 Ft  
 4pc Bathroom 11.83 Ft x 7.00 Ft  
 Bedroom 10.50 Ft x 11.92 Ft  
 Primary Bedroom 13.92 Ft x 10.00 Ft

Listing Presented By:



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