



## 814 Memorial Drive Calgary Alberta

\$784,900

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 lar...

Bedroom 14.75 Ft x 13.25 Ft

Other 6.33 Ft x 5.67 Ft

4pc Bathroom 7.00 Ft x 7.67 Ft

Recreational, Games room 25.75 Ft x 18.58 Ft

Other 4.75 Ft x 3.83 Ft

Living room 12.75 Ft x 15.00 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Laundry room 3.33 Ft x 2.83 Ft

Bedroom 11.75 Ft x 10.50 Ft

Other 5.58 Ft x 3.42 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Primary Bedroom 14.92 Ft x 14.67 Ft

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Listing Presented By:



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Dining room 12.42 Ft x 8.33 Ft

Kitchen 17.83 Ft x 9.00 Ft

Bonus Room 16.00 Ft x 14.33 Ft

Other 15.08 Ft x 3.42 Ft

Other 6.17 Ft x 3.83 Ft

5pc Bathroom 12.08 Ft x 10.33 Ft