



# 814 Memorial Drive Calgary Alberta

\$839,900

Step inside this well-appointed townhouse in a beautiful location on Memorial Drive NW, directly across from the Bow River pathways. This home offers a blend of style, comfort, and convenience, all within minutes of downtown. The main floor features rich hardwood flooring, an open-concept layout, and two cozy gas fireplaces that anchor the living and dining areas. The kitchen is ideal for entertaining, complete with a large island and plenty of space to gather. Upstairs, you'll find two spacious bedrooms, each with its own ensuite. The primary bedroom features a gas fireplace and private balcony. You also have the convenience of upper-level laundry. The fully finished basement offers additional living space with a four-piece bathroom, perfect for guests or a family room setup. Enjoy the outdoors on your private back deck, with a detached single garage for parking and storage. This property is part of a fourplex and presents an excellent opportunity in an unbeatable location. \*\*This is a Court Ordered sale - property is sold "as is where is" - please review Schedule A attached in the Supplements. (id:6769)

Living room 25.00 Ft x 18.33 Ft

Den 14.67 Ft x 13.00 Ft

4pc Bathroom Measurements not available

Kitchen 17.00 Ft x 14.25 Ft

Dining room 14.83 Ft x 12.42 Ft

Living room 14.83 Ft x 12.33 Ft

Family room 17.08 Ft x 14.92 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.92 Ft x 14.67 Ft

Bedroom 11.67 Ft x 10.42 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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MaxWell Canyon Creek

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