

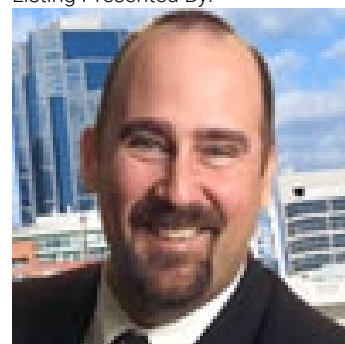


## 912 Memorial Drive Calgary Alberta

\$2,750,000

Outstanding Investment Opportunity with Flexible Potential! Discover a truly exceptional opportunity encapsulating luxury living and lucrative investment potential in one distinguished property. This remarkable building offers a blend of versatile living spaces and revenue-generating units, presenting a range of possibilities for investors and discerning buyers alike. Whether pursuing a comprehensive investment strategy or opting for a phased approach, the options are as diverse as they are enticing. The whole building is for sale which includes the outstanding penthouse suite and 4 other 2 bedrooms suites. The focal point of this exquisite property is a lavish penthouse residence with 9 foot ceilings that contribute to the airy feeling, meticulously upgraded to offer the finest in comfort and style with newer A/C (2022). Featuring a sunroom, expansive deck/balcony with a view of the city and the Bow River, 2 large skylights, premium hardwood and slate flooring, granite countertops, large island, top-of-the-line appliances including a Sub-Zero fridge and gas Jennaire downdraft stove top, every detail speaks to luxury and sophistication. Enjoy the gas fireplace in the open concept living room with a designer wall unit., Spacious laundry room with storage. French doors to the luxurious master suite, imported high end European vanities, double sided fireplace between the master and the den and a walk-in closet. Featuring heated floors in the main floor bathroom. Seamlessly connected yet offering distinct privacy, the lower-level suite (#1(a)) presents a myriad of possibilities, from a nanny suite to a home office or rental unit. Currently, units #2, #3, and #4 contribute to the revenue stream, making this property an attractive proposition for investors seeking both immediate returns and long-term growth potential. Meticulously designed and maintained, the buildin...

Listing Presented By:



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