

107, 916 Memorial Drive NW  
Calgary, Alberta

MLS # A2221264



# \$274,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	679 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Covered, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Looking for location, lifestyle, and unbeatable value? A bright and functional 1-bedroom, 1-bathroom condo in the heart of Sunnyside, directly across from the Bow River and the Peace Bridge. Live steps from downtown, Prince's Island Park, and all the shops, restaurants, and local character of Kensington Village. Whether you're walking to work, grabbing a coffee, or hopping on your bike, this is city living done right. Inside, the space is smartly laid out with laminate flooring, quartz countertops, and a clean, modern kitchen outfitted with Samsung and Maytag appliances. Freshly repainted, the unit is move-in ready &mdash; and for added convenience, it can be sold furnished. The primary bedroom includes a walk-in closet, while the walk-in laundry room offers extra in-suite storage. No balcony? No problem &mdash; you're literally across from some of Calgary's best outdoor spaces. The building was redeveloped in 2014 by Sable Developments and is concrete construction, offering quiet, solid living. Covered parking with plug-ins, bike storage, and elevator access round out the list of practical perks. Even better? The condo fees are surprisingly low, especially considering they cover electricity, water, and heat &mdash; rare for downtown living. Pet-friendly (with board approval) and packed with value, this is an excellent opportunity for first-time buyers, investors, or anyone wanting to live right on the river in one of Calgary's most connected communities.