

# \$299,000 - 306, 916 Memorial Drive Nw, Calgary

MLS® #A2210030

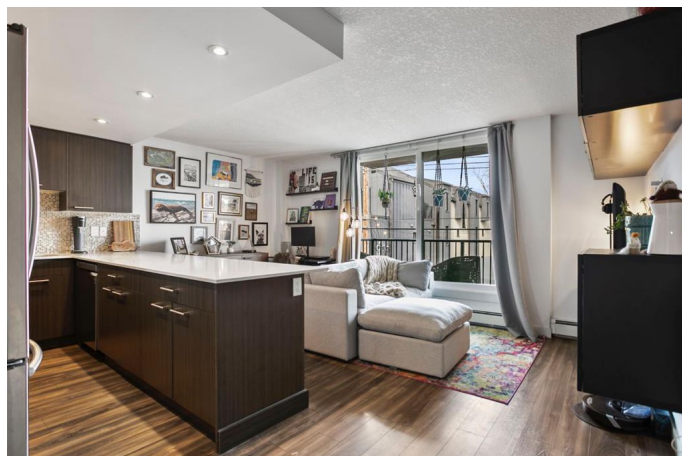
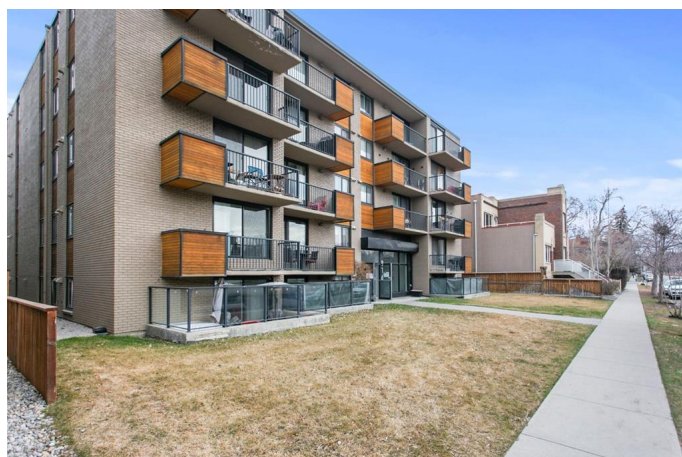
**\$299,000**

1 Bedroom, 1.00 Bathroom, 565 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

**\*\*OPEN HOUSE - SUNDAY APRIL 13 - IS CANCELLED - SORRY FOR ANY INCONVENIENCE\*\*** \*\*Any questions, please call the listing agent!\*\***\*\*** What are SOME critical factors when buying a new home? LOCATION; PRICE, QUALITY, and did I mention LOCATION! This Sunnyside one-bedroom apartment checks all the boxes - BRILLIANT LOCATION; well-run, well-maintained condominium and all at a fantastic price. Located across from the Peace Bridge on Memorial Drive, you are a quick walk to downtown or the shops, bistros and restaurants of the trendy Kensington area. This apartment offers STYLE, COMFORT AND FUNCTION. Take the ELEVATOR to the 3rd floor and enter into this bright and open sanctuary. From the ERGONOMICALLY-DESIGNED kitchen with stainless steel appliances to the LARGE BALCONY, this apartment is great for entertaining or intimate get-togethers. Whether you're sitting around the living room, enjoying a meal at the large breakfast bar or cooking a savoury supper, you will enjoy the potential of these great spaces. You'll also love the large primary bedroom with its walk-in closet to escape the pressures of the day. While there is lots of storage in the unit, there is also a separate storage locker and as well as a secure space to store your bicycle. Do you enjoy getting outside to walk, jog or cycle. You'll be able to enjoy some of the most scenic pathways in the city. Access to



PRINCE'S ISLAND and EAU CLAIRE are all just minutes away. There are so many AMENITIES, all easily accessible for you to enjoy. Book your showing today!

Built in 1969

### Essential Information

MLS® #	A2210030
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	565
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	306, 916 Memorial Drive Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3C9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Carport, Covered

### Interior

Interior Features	Closet Organizers, Elevator, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard, Boiler, Hot Water
Cooling	None
# of Stories	5

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Level
Construction	Brick, Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	4
Zoning	M-CG

## Listing Details

Listing Office	KIC Realty
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