



**434 Memorial Drive NW  
Calgary, Alberta**

**MLS # A2294492**



**\$849,999**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	1914 (112 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Walk-In Closet(s)		

**Inclusions:** Garden Shed

Directly across from the Bow River with stunning downtown skyline views—this rare Sunnyside gem offers the ultimate inner-city lifestyle. Updated character home with future infill potential in one of Calgary's most sought-after locations. Welcome to this beautifully updated 2-storey character home in the heart of Sunnyside, where timeless charm meets modern convenience. Enjoy an unbeatable location just steps to the Bow River pathway system, Prince's Island Park, and Calgary's vibrant downtown core, with Kensington's shops, cafes, and LRT all within walking distance. The upper level features two spacious bedrooms with great closet space and a fully renovated bathroom complete with a spa-inspired tub, modern vanity, and updated finishes. The primary bedroom showcases incredible river and downtown views, creating a peaceful retreat. The main floor welcomes you with a bright enclosed porch/mudroom leading into a warm and functional living space with luxury vinyl plank flooring. A versatile front room can serve as a living area, dining space, or home office, while the dining area features a cozy bench and original brick fireplace, adding to the home's character. The kitchen is both practical and inviting, offering a breakfast bar and direct access to the rear deck and fully fenced backyard—perfect for entertaining or relaxing. The backyard includes a storage shed and parking for up to 2 vehicles with convenient lane access. Situated on an R-CG zoned lot (to be confirmed by buyer), this property presents an excellent opportunity for future infill development, making it ideal for investors, builders, or buyers looking to secure a premium inner-city location. Located in one of Calgary's most desirable communities, this home is steps to river pathways, an off-leash dog park, local cafes, and just minutes

to downtown, the Calgary Zoo, and Deerfoot Trail. A rare opportunity to own in a prime riverfront location&mdash;book your private showing today.