



GRASSROOTS
REALTY GROUP

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403, 916 Memorial Drive NW
Calgary, Alberta

MLS # A2325615

\$299,900



Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Living room built-ins, bedroom headboard built-in

OPEN HOUSE July 18th 12-2pm. Perfectly positioned in the heart of Sunnyside, this one-bedroom, one-bathroom condo offers an unbeatable inner-city lifestyle with views facing the Bow river, just steps away from the Bow River pathways, the Peace Bridge, and everything Kensington has to offer. Spend your weekends exploring local coffee shops, restaurants, parks and enjoy a quick walk or bike ride downtown. The functional layout is designed for everyday living, and the kitchen features a new dishwasher. Whether you're a first-time buyer, an investor or simply looking to enjoy one of Calgary's most vibrant and walkable neighbourhoods, this is an opportunity to live where convenience, character, and community comes together. This is exactly what people mean when they say, "location is everything".