



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**434 Memorial Drive NW
Calgary, Alberta**

MLS # A2328529



\$799,999

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

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: N/A

Experience premier inner-city living with front-row Bow River and downtown skyline views right from your front doorstep. Located in the heart of Sunnyside, this charming 1,221 sq.ft. 2-storey character home offers a bright, practical layout filled with warmth and classic charm. Enjoy a sunlit enclosed front mudroom, high ceilings, luxury vinyl plank flooring, and a cozy central living space highlighted by an original brick fireplace. The functional kitchen offers breakfast bar seating and opens directly onto the private back deck and fenced yard with rear lane parking for 2 vehicles. The upper level includes 2 well-proportioned bedrooms with spectacular south-facing views from the primary suite, alongside a full bathroom with a soaker tub. A full unfinished basement provides excellent extra storage space. Positioned on an R-C2 zoned lot, you secure both an incredible location today and long-term land value for tomorrow (future development subject to municipal approvals). Walk everywhere—just minutes to Kensington cafés, boutique shopping, river pathways, and the LRT station.