



\$ 499,900.00

426 MEMORIAL DRIVE NW CALGARY

<https://paulbrinton.com>

Unique 1 bed 1 bath is located just steps away from downtown, Kensington, Princess Island Park, shopping, unique dining and so much more. The huge living room on the main floor features a stunning corner wood burning fireplace, beautiful laminate flooring and enough room for all your entertaining needs. The...

- 3 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1150456

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-22 19:56:16

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 11/01/21

Two Piece Bath: 1

Lot size: 3003 sq ft

Year built: 1929

Parking: Single Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Wood Burning

Exterior Features: None

District: CAL Zone CC

Interior Features: See Remarks

Roof Type: Asphalt Shingle

Total Parking: 2

Flooring: See Remarks

Community Features: Schools
Nearby, Shopping Nearby

Fencing: Partial

Cooling: Central Air

Lot Features: Rectangular Lot, Views

Heating Type: Forced Air, Natural Gas

PROPERTY INFORMATION

Basement: Full, Partially Finished

Laundry features: Main Level

Levels: Two

Zoning: R-C2



Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances:

Dryer, Refrigerator, Stove(s), Washer

Subdivision Name: Sunnyside

Lot Size Acres: 0.07

List Price Square Foot: \$ 383.33

Photo Count: 2

Unit Exposure: S

Suite: No

Frontage Metres: 7.62M 25`0"

Living Area SF: 1513.05

Structure Type: House

Restrictions: None Known

