

# \$800,000 - 4, 934 Memorial Drive Nw, Calgary

MLS® #A2214660

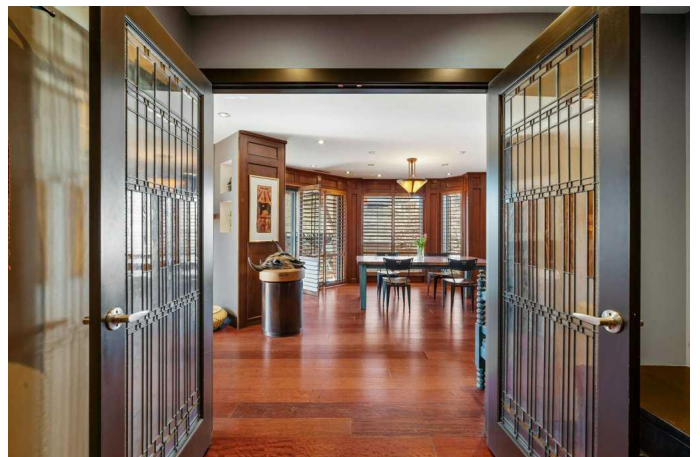
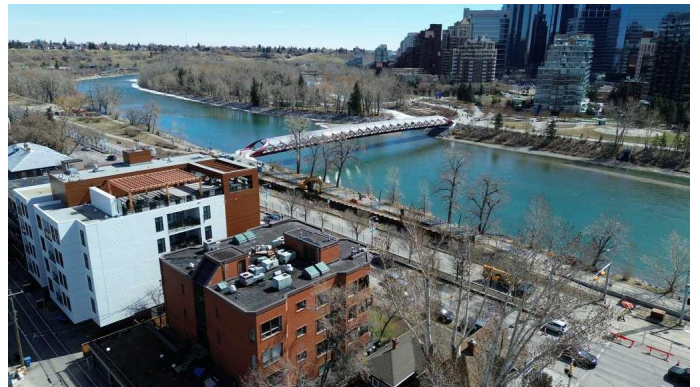
**\$800,000**

2 Bedroom, 2.00 Bathroom, 1,712 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to a home that doesn't just offer a place to live—but a place to truly belong. Nestled within an intimate, well-managed complex where listings are few and far between, this exceptional condo delivers a sense of character and comfort that's becoming harder to find in the city. From the moment you arrive at the private, street-facing entry to the unit—framed by elegant stained glass doors—you'll feel like you've entered a space designed to both impress and invite. A second entrance via the building's interior adds convenience and flexibility for day-to-day living or hosting guests. Constructed of solid concrete, the building offers superior soundproofing and lasting durability. Inside, the generous, open-concept layout features over 1,700 square feet of carefully designed living space filled with custom architectural details. Wide plank cherry hardwood runs throughout the main areas, complemented by substantial wood trim, custom plantation shutters, and thoughtfully crafted built-ins. Floor to ceiling windows offer both cityspace and sunset views. The living room is anchored by a striking gas fireplace with a copper-capped mantle and is flooded with natural light from expansive south-facing windows offering panoramic views of the downtown skyline and Bow River. The adjacent dining area opens onto a private balcony—perfect for morning coffee or evening wine with the cityscape as your backdrop. Nearby, a cozy den/library with



a full wall of built-in shelving offers the ideal setting for a home office or reading nook. The kitchen is both beautiful and functional, with rich espresso cabinetry, granite countertops, stainless steel appliances, and a raised breakfast bar. Whether entertaining or enjoying a quiet night in, this space checks all the boxes. Down the hallway, a 3-piece bath with a wood-accented feature wall and upgraded fixtures serves guests in style. There are two spacious bedrooms, including a serene primary retreat with a custom California Closet system and a spa-like ensuite featuring dual vessel sinks, a deep air-jetted tub, and a luxurious steam shower with dual shower heads and a tiled chaise lounge. The in-suite laundry room includes full-size appliances, upper cabinetry, and a large storage room—keeping everything tidy and tucked away. An elevator within the building adds convenience and accessibility. Parking is provided via heated, attached garages with additional storage space—secure, warm, and practical. Safety features such as a locked back gate for alley access and on-site security cameras offer peace of mind. Residents also enjoy a rooftop patio—a welcoming space to connect with neighbours over BBQs or take in summer sunsets. And the location? Absolutely unbeatable. Just steps from the Bow River pathways and Peace Bridge, you™re easily connected to downtown, Eau Claire Market, and all the charm of Kensington™s restaurants, shops, and caf  s. This is more than a place to live—it™s a chance to be part of something truly special.

Built in 1979

## Essential Information

MLS® #	A2214660
Price	\$800,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,712
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	4, 934 Memorial Drive Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3C9

### **Amenities**

Amenities	Elevator(s), Other
Parking Spaces	1
Parking	Assigned, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick

## Additional Information

Date Listed	April 24th, 2025
Days on Market	3
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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