

\$359,900 - 9, 904 Memorial Drive Nw, Calgary

MLS® #A2143894

\$359,900

1 Bedroom, 1.00 Bathroom, 725 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Nestled in the heart of the city, this exquisite property of Glenwood Manor is a designated historical building, constructed in 1928. The stunning stone and brick facade, complemented by wrought iron gate and a charming courtyard sets the stage for an extraordinary living experience. Perched on the top floor, this homeowner has breathtaking views of the Peace Bridge, Bow River, and the downtown skyline. The floorplan is a tribute to its era, featuring a sun-drenched, south-facing living room with elegant bow windows that fill the space with natural light. The fantastic formal dining room, adorned with French doors, is the perfect place for entertaining. The bathroom retains its original charm with classic tile flooring and a clawfoot tub, while the gallery kitchen, with access to the back landing entrance, blends vintage appeal with modern convenience. Funds through government investment due to the historical designation helps to ensure the preservation of the property's unique character and integrity. Practical amenities include a large storage locker, dedicated bike storage and common laundry which enhance the functionality of this historic gem. The walkability score is unparalleled, with seamless access to Sunnyside C Train station, the Kensington district, the river pathway, and the greater downtown area. Parking is hassle-free with ample permitted street parking, and there is opportunity to lease one of the assigned parking stalls. Embrace the charm and



elegance of a bygone era at Glenwood Manor.

Built in 1928

Essential Information

MLS® #	A2143894
Price	\$359,900
Sold Price	\$354,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	725
Acres	0.00
Year Built	1928
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	9, 904 Memorial Drive Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3C9

Amenities

Amenities	Laundry
Parking	None, Off Street, On Street, See Remarks

Interior

Interior Features	French Door, No Smoking Home, Separate Entrance
Appliances	Electric Stove, Refrigerator
Heating	Radiant
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Roof	Metal
Construction	Brick, Stone, Wood Frame

Additional Information

Date Listed	June 26th, 2024
Date Sold	September 13th, 2024
Days on Market	79
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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