

\$2,199,900 - 401, 828 Memorial Drive Nw, Calgary

MLS® #A2159279

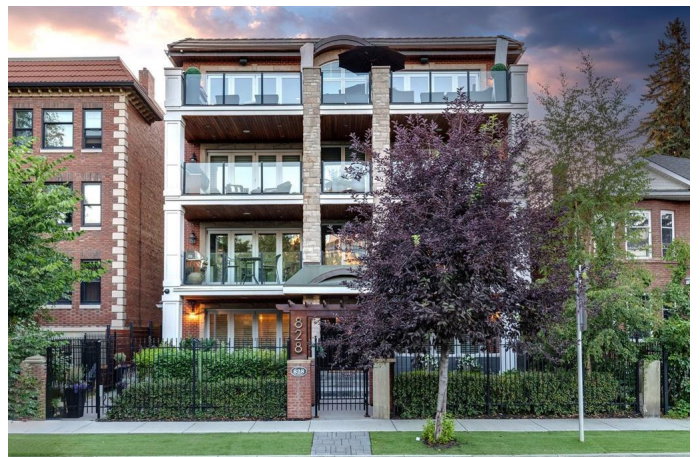
\$2,199,900

2 Bedroom, 3.00 Bathroom, 2,361 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Encompassing the entire top floor with over 2,300 sq ft of developed living space site this exclusive rare boutique condo that overlooks captivating views of the Bow River, Peace Bridge, and Downtown Core. Impeccable craftsmanship and intricate detailing is apparent the moment you step off your private elevator and into a luxurious living space complete with rich hardwood floors, classic wainscotting, coffered ceilings, high-end finishings, and an open floor plan that ensures every main living space capitalizes on the breathtaking views. A sophisticated kitchen welcomes the home chef with marble counters and backsplash, expansive centre island, large walk-in pantry, and superior appliances, including a built-in coffee maker! Effortlessly flowing off the kitchen is the open dining and living room with coffered ceiling, marble surround linear gas fireplace for that perfect marriage of function and flow as you entertain family and friends. Enhance your indoor/outdoor entertainment space with two generous patios. The kitchen patio provides a stunning built-in BBQ while the living room patio offers gas hook-up for a fireable ensuring that no matter where you're choosing you're doing so under the downtown views/lights. A den/office showcases a built-in desk and library and can be closed off for the utmost privacy while you work. A generous guest bedroom showcases its own walk-in closet and 3pc ensuite complete with a glass enclosed marble steam shower. The serene primary



retreat indulges with its own private balcony, massive custom walk-in closet, and lavish ensuite with a luxurious soaker tub and oversized marble tiled steam shower. Tucked away is a 2pc bath and laundry room complete with sink. Take your private elevator down to your double garage making parking a breeze. This incredible inner-city condo offers optimal soundproofing, solar panels on the roof for energy efficiency, and built-in speakers. Located just steps to trendy Kensington, the Peace Bridge for quick access to the Downtown Core, the Bow River pathway, and the beautiful parks in Eau Claire. Urban living has never felt so luxurious as it does with this epic property.

Built in 2014

Essential Information

MLS® #	A2159279
Price	\$2,199,900
Sold Price	\$2,000,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,361
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	401, 828 Memorial Drive Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2N 3C8

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Rubber
Construction	Brick, Stone, Stucco, Wood Frame

Additional Information

Date Listed	August 30th, 2024
Date Sold	August 30th, 2024
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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