



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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102, 814 Memorial Drive NW
Calgary, Alberta

MLS # A2255677



\$880,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Step inside this well-appointed townhouse in a beautiful location on Memorial Drive NW, directly across from the Bow River pathways. This home offers a blend of style, comfort, and convenience, all within minutes of downtown. The main floor features rich hardwood flooring, an open-concept layout, and two cozy gas fireplaces that anchor the living and dining areas. The kitchen is ideal for entertaining, complete with a large island and plenty of space to gather. Upstairs, you’ll find two spacious bedrooms, each with its own ensuite. The primary bedroom features a gas fireplace and private balcony. You also have the convenience of upper-level laundry. The fully finished basement offers additional living space with a four-piece bathroom, perfect for guests or a family room setup. Enjoy the outdoors on your private back deck, with a detached single garage for parking and storage. This property is part of a fourplex and presents an excellent opportunity in an unbeatable location. **This is a Court Ordered sale - property is sold "as is where is" - please review Schedule A attached in the Supplements.