

612 Memorial Drive NW
Calgary, Alberta

MLS # A2123855



\$875,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1925 (99 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Triangular Lot, Corner Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Softwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 Fridges, 2 Stoves

An extraordinary opportunity awaits with this remarkable offering of 8000 sq. ft. of M-/CG d72 development land nestled at the coveted corner location of Memorial Drive in Sunnyside. This parcel at 612 Memorial DR NW is to be sold alongside 710 5a Street NW. Preliminary discussions with the City of Calgary indicate the potential minimum numbers of residential units to be built on 710 – 5A Street NW and 612 Memorial Drive NW are 2 and 3 respectively. Please consult with the City of Calgary to determine the current options for multi-family development. Seize this chance to invest in the vibrant community of Sunnyside and explore the photos showcasing just some of the amenities this area has to offer. Step into the seduction of inner city living with this captivating character home boasting breathtaking views of the city skyline and the tranquil river. With 2 bedrooms and a blend of hard and softwood floors, this residence exudes timeless elegance. Appreciate the convenience of a garage for your vehicle. Experience the epitome of classic, stylish living in the heart of the city. Embrace the allure of this exceptional property and make it your own.