

# \$410,000 - 3, 908 Memorial Drive Nw, Calgary

MLS® #A2198586

**\$410,000**

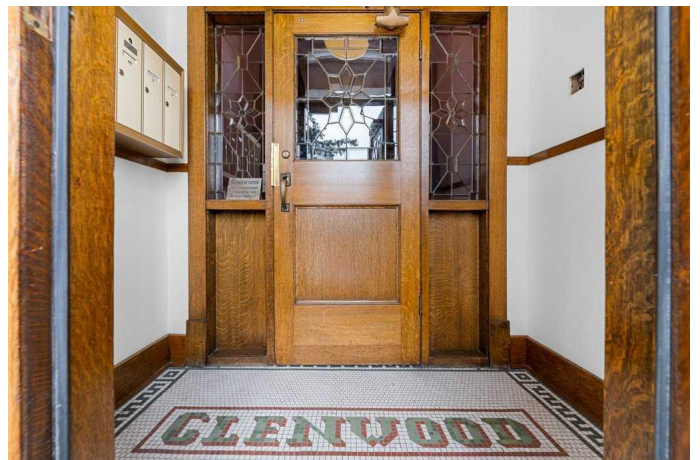
2 Bedroom, 1.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

**\*\* Open House, Sunday, March 9, 12-2pm**

**\*\*Step into a piece of Calgary history. This rare 2-bedroom gem in Glenwood Manor, a landmark brick building, overlooks the Bow River and downtown skyline. Imagine morning light streaming through bay windows, illuminating stained leaded cabinets that whisper tales of a bygone era. Steps from the Peace Bridge, you're immersed in urban vibrancy – Kensington's cafes, downtown's energy, Prince's Island's tranquility, all within walking distance. The updated kitchen, with its crisp white cabinets, quartz counters, and stainless steel appliances, invites culinary adventures. Relax in the clawfoot tub, a touch of vintage elegance. A private, secure rear porch offers flexible space – sunroom, bike haven, your choice. Enjoy added convenience with basement bike storage, lockers, and shared laundry. Available rear stall parking and a private courtyard enhance your urban sanctuary. This is more than a home; it's a lifestyle, a story, a rare opportunity. Call today!**



Built in 1928

## Essential Information

MLS® #	A2198586
Price	\$410,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	888
Acres	0.00
Year Built	1928
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3, 908 Memorial Drive Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3C9

### Amenities

Amenities	Parking, Storage, Visitor Parking, Laundry
Parking Spaces	1
Parking	Alley Access, Stall, Leased

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Open Floorplan, Soaking Tub
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Natural Gas, Radiant, Steam
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, None
# of Stories	3
Basement	None

### Exterior

Exterior Features	Courtyard, Private Entrance, Storage
Roof	Metal
Construction	Brick, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 6th, 2025
Days on Market	8
Zoning	M-CG

**Listing Details**

Listing Office	Real Broker
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