

# \$295,000 - 107, 916 Memorial Drive Nw, Calgary

MLS® #A2221264

**\$295,000**

1 Bedroom, 1.00 Bathroom, 679 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

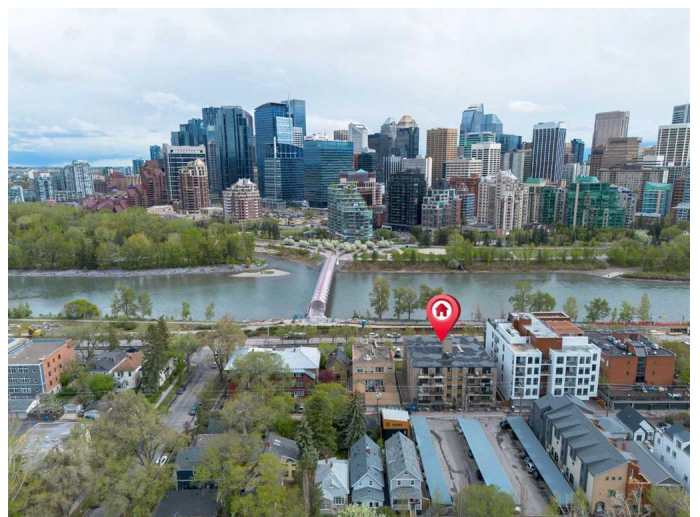
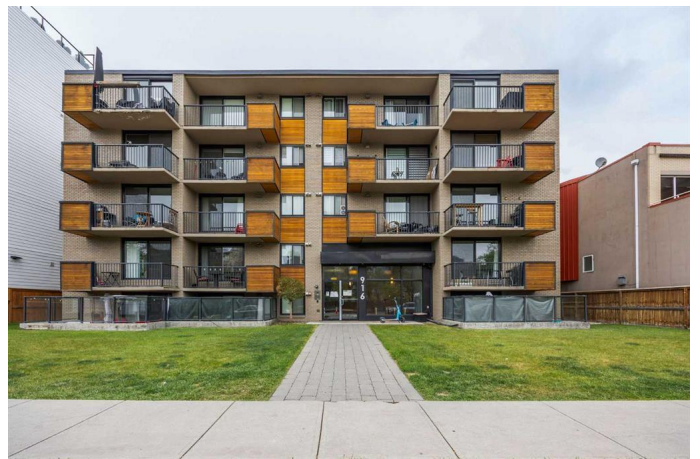
Looking for location, lifestyle, and unbeatable value? You™ve just found it. Welcome to 107, 916 Memorial Drive NW â€” a bright and functional 1-bedroom, 1-bathroom condo in the heart of Sunnyside, directly across from the Bow River and the Peace Bridge.

Live steps from downtown, Prince™s Island Park, and all the shops, restaurants, and local character of Kensington Village. Whether you're walking to work, grabbing a coffee, or hopping on your bike, this is city living done right.

Inside, the space is smartly laid out with laminate flooring, quartz countertops, and a clean, modern kitchen outfitted with Samsung and Maytag appliances. Freshly repainted just one year ago, the unit is move-in ready â€” and for added convenience, it can be sold furnished.

The primary bedroom includes a walk-in closet, while the walk-in laundry room offers extra in-suite storage. No balcony? No problem â€” you™re literally across from some of Calgary™s best outdoor spaces.

The building was redeveloped in 2014 by Sable Developments and is concrete construction, offering quiet, solid living. Covered parking with plug-ins, bike storage, and elevator access round out the list of practical perks.



Even better? The condo fees are surprisingly low, especially considering they cover electricity, water, and heat – rare for downtown living.

Pet-friendly (with board approval) and packed with value, this is an excellent opportunity for first-time buyers, investors, or anyone wanting to live right on the river in one of Calgary’s most connected communities.

Built in 1969

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2221264          |
| Price          | \$295,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 679               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 107, 916 Memorial Drive Nw |
| Subdivision | Sunnyside                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2N 3C9                    |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Storage  |
| Parking Spaces | 1                                               |
| Parking        | Alley Access, Assigned, Plug-In, Stall, Covered |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Quartz Counters, Walk-In Closet(s)       |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating           | Baseboard, Hot Water                                                       |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Construction      | Brick, Concrete, Wood Siding |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 7              |
| Zoning         | M-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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