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Royal LePage Mission Real Estate
#100 3595 114 Ave SE
Calgary, AB
T2Z 3X2



424 MEMORIAL Drive NW, Calgary, Alberta, T2N 3C3, Canada

MLS®# C3616723



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Property Value	\$650,000
Type	House
Style	1 and Half Storey
Basement	Part
Parking	Single Garage Detached
Year Built	1913
Taxes	2946
Living Area	1,754.53 sq.ft.
Lot Frontage	35.11 ft
Lot Depth	120.08 ft
Lot Size Area	4,197.93 sq.ft.
Bedrooms	4
Bathrooms	3 full

Description

Incredible location, mere seconds to Prince's Island, a tremendous revenue property with three self contained suites 2 x 1 bedrm 1 x 2 bedrm - completely redone top to bottom due to the 2013 floods, totally new mechanical, new electrical, drywall, flooring, appliances, cabinetry - you have to see it to believe it. Phenomenal for future development, or an excellent holding property. Over 75k\$ of remediation improvements. Unobstructed views of the Bow River and all of Downtown, zoned R-C2 sitting on a 35 x 120 beautifully treed corner lot. Steps to the river pathway, bridges, blocks to trendy Sunnyside and Kensington shops, minutes to every office tower, only a tad further to Chinatown and the Zoo. Locations like this one are a rare find, don't lose this one, you will regret the lost opportunity.



