

2, 904 Memorial Drive NW
Calgary, Alberta

MLS # A2179314



\$389,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	884 sq.ft.	Age:	1928 (96 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Radiant, Steam	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Wood Frame	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	French Door, Soaking Tub, Wood Windows		

Inclusions: N/A

Own a piece of Calgary's history at Glenwood Manor, a main-floor, two-bedroom condo in a classic arts and crafts style. This wonderful heritage building was constructed in 1928. Elegant bay windows frame breathtaking views of the Peace Bridge, Bow River, and the downtown skyline, while hardwood floors and a vintage brick fireplace add warmth and character. The ambiance is enhanced by leaded-glass cabinets dividing the formal dining room—perfect for hosting dinner parties and entertaining guests. The galley kitchen boasts classic country-style cabinets and clean white appliances. The primary bedroom is generously sized, while the second bedroom doubles as a private home office with south-facing views. The bathroom retains its classic charm with a resurfaced clawfoot tub and vintage tile flooring. Step out of your kitchen to your private back porch—ideal for outdoor seating, a vestibule entry, or extra storage. You'll have access to a large storage locker, dedicated bike storage, and common laundry facilities. Parking is hassle-free with ample permitted street parking and the opportunity to lease an assigned parking stall. Embrace a lifestyle of unparalleled walkability. You're just steps away from the Bow River pathway system, the vibrant Kensington district, Sunnyside C-Train station, and the greater downtown area. Don't miss this rare opportunity to own a piece of Calgary's history. Experience the charm and elegance of a bygone era, while enjoying the conveniences of modern city living at Glenwood Manor.