



Calgary-A-Sunnyside
510 MEMORIAL Drive NW

LP \$ 899,000
MLS #: C3595145

Status:	Active	Type:	Residential Detached Single Family
DOM:	2	Style:	Bungalow
Rms Abv Gd:	7	Year Built:	2009
Bedrms:	Above: 3/Ttl: 4	Basement:	Full
Full/Half Baths:	3	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	1356.26	Total Sq M:	126.0

****OPEN HOUSE Sun Jan 5th 2-4:30pm****Stunning contemporary Bungalow that has been completely transformed offering over 2280sqft of living. This project by SNAIDERO Kitchen & Design of Italy has completed this house from top to bottom taken down to the frame featuring new roof, windows, electrical, insulation, drywall, solid core Doors, kitchen, bathrooms, exterior paint. As you enter this amazing home the Siberian larch hardwood floors & the open floor with vaulted ceilings is great for entertaining. Amazing contemporary SNAIDERO Kitchen is the feature on the main floor complete with quartz counters, Meile appliances with gas cook. Your new home has 3 custom bathrooms with italian marble, porcelain tiles, SNAIDERO cabinetry and italian fixtures. As you enter the backyard this too has been transformed to a private 22x16 patio cedar fence with main floor & lower access. There is a double attached garage that is a rare find on an inner city home. This amazing location with city night/day scape.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:Neg		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	0	2	0	0	0	Occupancy:	Vacant	Main:	126.0	1356.26
Enst Baths:		0	0	0	1	0			Uppr:		
Addl Rms:		Finish Levels: 2					Garage Dim:		AbGd:	126.0	1356.26
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:		Lowr:	86.4	930.01
Fireplace:	Tile Surround						Middle Schl:		BIGd:	86.4	930.01
Parking:	Double Garage Attached						High Schl:		Total A.G:	126.0	1,356.26

Living Room:	4.1x3.62	M	Master Bdrm:	4.28x3.70	M
Dining Room:	3.0x2.83	M	Bedrm 2:	3.76x3.20	M
Kitchen:	3.47x2.51	M	Bedrm 3:	3.84x3.20	M
Family Room:	6.84x3.70	M	Bedrm 4:	3.0x3.0	L
Den:	3.25x2.82	L	Laundry Room	2.42x2.0	L

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Marble	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Wood	Remodel:	Substantial, See Remarks, Windows
Site Influen:	Fenced, Back Lane, Landscaped, Park/Reserve, Shopping Nearby, River View, Public Transportation, View City,	Features:	Ceiling 9 ft., Detectors Smoke, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Closet Organizers, Programmable Thermostat, Vinyl Fenced, Fireplaces
Goods Incl:	Dryer, Dishwasher-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Fan-Ceiling, Garburator, Hood Fan, Oven-Built-In, Garage Opener-2 Control, Window Coverings-All	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None
Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	485.0	Lot Dimen:	
Frontage:	18.3	Lot Shape:	Irregular
Depth:		Zoning:	R-C2
Conform:		Cnform Yr:	
		Front Expos:	S

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 5,553 - 2013	Local Improve	187