

# \$969,900 - 1, 742 Memorial Drive Nw, Calgary

MLS® #A2196467

**\$969,900**

3 Bedroom, 4.00 Bathroom, 1,716 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to 742 Memorial, situated on one of Calgary's historic and prominent streets, in the beautiful community of Sunnyside. These townhomes are truly remarkable with unparalleled craftsmanship and exceptional views of the downtown Calgary skyline. Walking into the home you will be greeted by beautiful hardwood floors, a contemporary kitchen with Fulgor Milano luxury appliances, and coffered ceiling accents with custom fireplace and feature walls. Taking you to the second floor, the open riser staircase is a statement in itself with natural light above flowing through the accompanied glass railing. Situated on the second floor are two spacious bedrooms with private ensuites and laundry. Making your way to the is the Master bedroom with an ensuite that features a gorgeous freestanding tub with walk-in 3pc shower with rain head and body sprays. The large walk-in closet boasts built-ins and tons of space for the avid clothes collector. The master suite has unparalleled views of the downtown skyline. Also located on the upper floor is an office space with built-in desk. The basement is great for nights in or entertaining with a bar, bathroom and family room. Each unit is fully insulated for additional sound proofing and heat retention and has its own single car garage with private access door. These townhomes are minutes away from the Peace Bridge, Prince's Island Park, and great restaurants in Kensington and Eau Claire. Call for an exclusive preview of this impeccable



custom build!

Built in 2023

### Essential Information

MLS® #	A2196467
Price	\$969,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,716
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1, 742 Memorial Drive Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3C7

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Smart Home, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Washer/Dryer Stacked

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Lighting
Lot Description	Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	19
Zoning	MC-G

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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