

\$938,000 - #1, 742 Memorial Drive Nw, Calgary

MLS® #A2211359

\$938,000

3 Bedroom, 5.00 Bathroom, 1,750 sqft
Residential on 0.10 Acres

Sunnyside, Calgary, Alberta

Welcome to your brand-new, custom-designed luxury townhome â€” offering over 2,260 sq. ft. of exquisitely finished living quarters with 3 bedrooms and 4.5 bathrooms, nestled on one of Calgaryâ€™s most iconic and sought-after streets in the heart of Sunnyside. This exclusive residence blends timeless design with contemporary luxury, showcasing masterful craftsmanship and uninterrupted views of Calgaryâ€™s downtown skyline. Step inside to be greeted by wide-plank hardwood flooring, designer lighting, and an elegant coffered ceiling that frames the custom feature fireplace. The gourmet kitchen is a showpiece, fitted with Italian-designed Fulgor Milano appliances, quartz countertops, sleek cabinetry, and a large island perfect for entertaining. An architectural open-riser staircase with glass railing leads to the second level, where youâ€™ll find two generously sized bedrooms, each with its own private ensuite, plus a dedicated laundry area. Ascend to the third-floor primary suite oasis, where you'll wake up to panoramic skyline views. The spa-inspired ensuite offers a sculptural freestanding soaker tub, a walk-in shower with rain head and body sprays, and refined designer finishes throughout. A spacious walk-in closet with custom built-ins and an integrated office nook complete this serene retreat. The fully developed lower level is perfect for entertaining or relaxing, featuring a stylish wet bar, full bathroom, and media lounge. Additional features include enhanced



soundproofing, premium insulation, a private garage with direct unit access, and thoughtful touches throughout. Enjoy unbeatable access to Kensington Village, the Peace Bridge, and the river pathways of Princeâ€™s Island Park â€“ all just steps from your door. This is urban luxury redefined. A Must See to appreciate!!!!

Built in 2023

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2211359 |
| Price | \$938,000 |
| Bedrooms | 3 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,750 |
| Acres | 0.10 |
| 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 | T2N 3C7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Skylight(s) |
| Appliances | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance |
| Lot Description | Landscaped, Low Maintenance Landscape, Underground Sprinklers |
| Roof | Asphalt |
| Construction | Composite Siding, Metal Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 9 |
| Zoning | M-CG d72 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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