

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

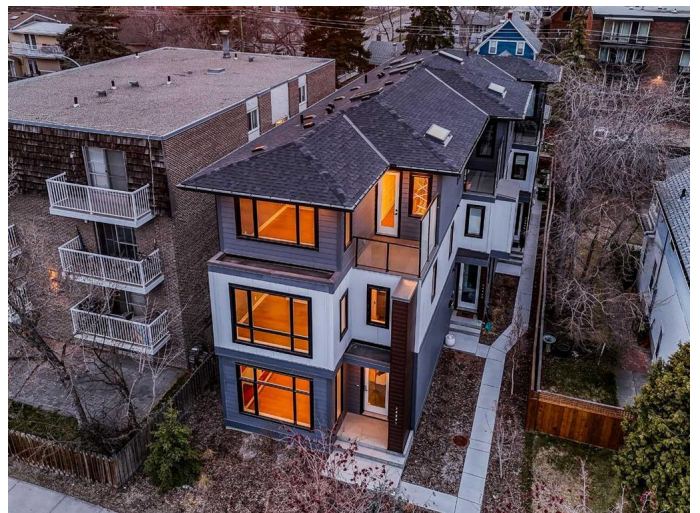
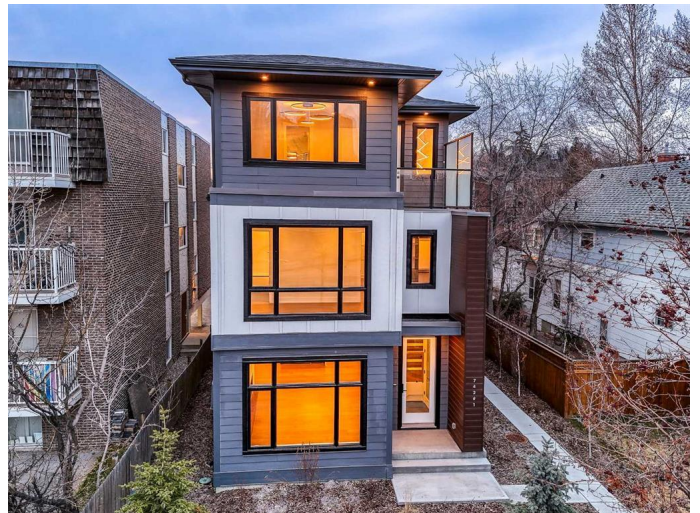
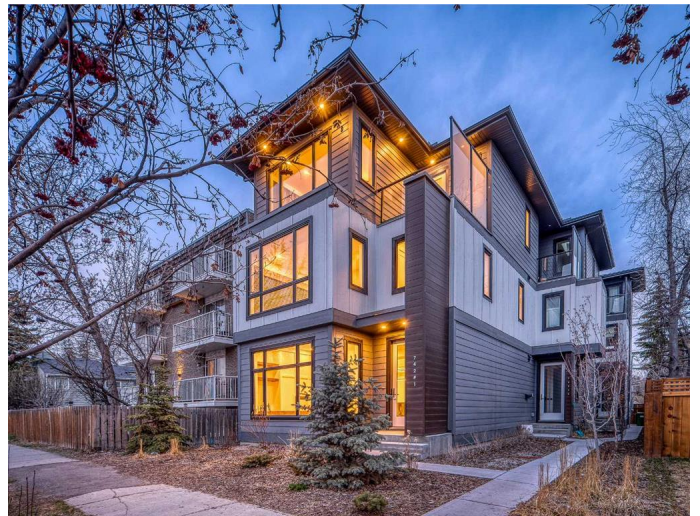
MLS® #A2211359

**\$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, Skylight(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar |
| 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 | 15               |
| Zoning         | M-CG d72         |
| HOA Fees Freq. | MON              |

## Listing Details

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

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