

# \$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), Walk-In Closet(s), Wet Bar, Tankless Hot Water
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, Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

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

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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