

# \$899,800 - #1, 742 Memorial Drive Nw, Calgary

MLS® #A2211359

**\$899,800**

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 offering over 2,260 sq. ft. of exquisitely finished living quarters with 3 bedrooms and 4.5 bathrooms, nestled on one of Calgary'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 Calgary'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 you'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 2024

**Essential Information**

MLS® #	A2211359
Price	\$899,800
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,750
Acres	0.10
Year Built	2024
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	48
Zoning	M-CG d72
HOA Fees Freq.	MON

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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