

1, 742 Memorial Drive NW  
Calgary, Alberta

MLS # A2179254



**\$999,999**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,716 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Landscaped, Street Lighting, Underground Spr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	MC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Smart Home, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

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!