



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**742 MEMORIAL Drive #1, Calgary T2N3C7**

MLS® #: **A2179254**

Area: **Sunnyside**

Listing Date: **11/14/24**

List Price: **\$999,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,716**

Low Sqft:

Ttl Sqft: **1,716**

DOM

**7**

Layout

Beds: **3 (3 )**

Baths: **3.5 (3 1)**

Style: **3 Storey**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape, Landscaped, Street Lighting, Underground Sprinklers  
Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, Lighting**

Construction: **Composite Siding, Metal Siding, Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Washer/Dryer Stacked**  
Int Feat: **High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Smart Home, Storage, Walk-In Closet(s), Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>11`6" x 10`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`0" x 5`7"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`6" x 10`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 11`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 14`5"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>13`0" x 10`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 11`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Loft</b>	<b>Third</b>	<b>5`5" x 9`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$380**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**MC-G**

Legal Desc: **1948P**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













