

\$839,990 - 3, 742 Memorial Drive Nw, Calgary

MLS® #A2108295

\$839,990

3 Bedroom, 4.00 Bathroom, 1,716 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

742 Memorial, an exquisite development nestled along one of Calgary's storied avenues in the charming Sunnyside community. FULLY COMPLETED, these townhomes epitomize unparalleled artistry, boasting breathtaking vistas of downtown Calgary. Stepping inside, you'll be met by beautiful hardwood floors, a sleek kitchen with top-tier Fulgor Milano appliances, and elegant wainscoting accents in the family room. Ascending the open-riser stairs with glass railings, you'll bask in the natural light from the skylight above. The second floor hosts two bedrooms, each with a private ensuite and a conveniently placed laundry area. On the topmost level, the primary room awaits, featuring an ensuite with a stunning freestanding tub and a spacious walk-in closet. Additionally, an office space with a built-in desk graces this floor. The basement is a haven for relaxation or entertainment, boasting a bar, bathroom, and family room. Each unit is thoughtfully insulated for enhanced soundproofing and heat retention, complemented by its own single-car garage with a private access door. These townhomes offer proximity to the iconic Peace Bridge, Prince's Island Park, and an array of outstanding dining options in Kensington and Eau Claire.

Built in 2023

Essential Information



MLS® #	A2108295
Price	\$839,990
Sold Price	\$825,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,716
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	3, 742 Memorial Drive Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3C7

Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Low Maintenance Landscape, Landscaped, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 31st, 2024
Days on Market	44
Zoning	MC-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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