



**GRASSROOTS**  
REALTY GROUP

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**726 Memorial Drive NW**  
**Calgary, Alberta**

**MLS # A2312313**



**\$1,475,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Granite Counters, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	light fixtures		

Perched along one of Calgary's iconic riverfront corridors, this home offers a rare opportunity to own a piece of the city's architectural heritage with modern comfort, efficiency and peace of mind. Located on prestigious Memorial Drive, it captures sweeping downtown skyline and Bow River views, blending historic character with quality renovations designed for durability and elevated living. Originally built in 1912 and fully reimaged between 2023 and 2026, this is a complete restoration and reinvention across more than 1,900 sq. ft. of thoughtfully designed living space... Nearly every major system has been upgraded with focus on craftsmanship, longevity, and efficiency while preserving the charm of a true century home. Large windows fill the home with natural light and frame river and city views, creating a strong indoor outdoor connection. Interiors are refreshed, functional and comfortable. Exterior upgrades include new Hardie board siding with added insulation, all new Lux windows and doors, new gutters and downspouts, landscaping and a rebuilt rear deck with solar lighting and security features. French doors to the primary bedroom balcony enhance access and flow. Major infrastructure upgrades include vermiculite abatement, electrical upgrades, spray foam insulation in attic and garage, drywall improvements and a forced air garage heater with rough ins for welding equipment and future EV charger. Mechanical systems include high efficiency furnace 2024, air conditioning 2025, upgraded 50 gallon hot water tank and electrical panel with transfer switch and generator readiness. Interior upgrades include refinished hardwood on main level, new maple hardwood upstairs and new carpet upstairs and lower level 2025. Bathrooms updated with lower bath redesign 2024, upper bath refresh with glass shower 2026, and updated main powder room. Additional

improvements include paint, lighting, and custom window coverings. Location is exceptional, steps to river pathways and minutes to Kensington, downtown, parks, dining and amenities. Ongoing Memorial Drive upgrades and flood mitigation further strengthen long term value. Properties like this rarely come available. For the buyers seeking authenticity, craftsmanship, views, and a home with a story worth owning, 726 Memorial Drive NW offers a rare opportunity to own one of Calgarys truly distinctive riverfront residences.