



GRASSROOTS
REALTY GROUP

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512 Memorial Drive NW
Calgary, Alberta

MLS # A2314763



\$1,795,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,377 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: TV Wall Mounts x3 (Primary bedroom, Living room & Basement); Ceiling Fan in the primary bedroom; Sink in the Garage; Alarm Equipment, All Lighting Fixtures Attached

Welcome to 512 Memorial Drive NW, where MODERN INNER CITY LIVING meets TIMELESS FARMHOUSE DESIGN in one of Calgary's most SOUGHT AFTER LOCATIONS. Perfectly positioned just moments from the BOW RIVER PATHWAYS, PEACE BRIDGE, PRINCE'S ISLAND PARK, KENSINGTON, and DOWNTOWN CALGARY, this exceptional home offers over 3,400 SQ FT of beautifully curated living space designed for both everyday comfort and elevated entertaining. Step inside and experience a BRIGHT, OPEN CONCEPT MAIN FLOOR filled with NATURAL LIGHT, expansive windows, beautiful FLOORING THROUGHOUT, CENTRAL A/C, CENTRAL VAC, MAIN FLOOR LAUNDRY, and a cozy GAS FIREPLACE that creates a warm and inviting atmosphere. The chef inspired kitchen is truly the heart of the home, featuring QUARTZ COUNTERTOPS, a stunning ITALIAN MADE COVERED RANGE HOOD FAN, premium finishes, and a fully appointed BUTLER PANTRY with UPPER AND LOWER CABINETRY offering exceptional storage and functionality. Enjoy seamless indoor outdoor living with the charming WRAP AROUND PORCH, perfect for morning coffee, evening wine, or gathering with friends while taking in the energy of this vibrant inner city community. Upstairs, escape to your luxurious PRIMARY RETREAT complete with a PRIVATE BALCONY showcasing stunning CITY VIEWS and a PEEK A BOO VIEW OF THE BOW RIVER. The spa inspired 5PC ENSUITE features QUARTZ COUNTERS, DOUBLE SINKS, and a beautifully TILED SHOWER WITH NICHE designed to create a true retreat experience. Two additional bedrooms are connected by a convenient JACK AND JILL 4PC BATHROOM, ideal for family living. The FULLY DEVELOPED FORCED WALKOUT BASEMENT expands your lifestyle

possibilities with a LARGE STORAGE ROOM, LOWER LEVEL LAUNDRY, 4PC BATHROOM, and excellent INCOME OPPORTUNITY POTENTIAL for future rental income, multigenerational living, or a private guest space. Additional highlights include a WATER SOFTENER, HOT WATER TANK, OVERSIZED GARAGE with BUILT IN BENCH STORAGE, and thoughtful craftsmanship throughout. This is your opportunity to enjoy the perfect blend of LUXURY, LOCATION, and LIFESTYLE in the heart of Calgary.