512 Memorial Drive NW

Calgary | Active | MLS® A2314763

$1,795,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2018**	**2,377 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2314763
Bedrooms	4
Bathrooms	4
Year Built	2018
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,377 sq. ft.
Main Level Finished Area:	1,343 sq. ft.
Upper Level Finished Area:	1,033 sq. ft.
Below Grade Finished Area:	1,222 sq. ft.
Acreage:	No
Lot Area:	5,834 sq. ft.
Lot Frontage:	103'8"
Front Exposure:	West
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1948P
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Other, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level
City Quadrant:	Northwest
Community:	Sunnyside (Calgary)
Appliances:	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Softener, Window Coverings
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
Restrictions:	None Known
Main Floor	Dining Room · 17'8" × 10'8" ·
Main Floor	Kitchen · 17'8" × 11'1" ·

Main Floor	Laundry · 8'2" × 5'4" ·
Main Floor	Living Room · 21'9" × 19'7" ·
Main Floor	Mud Room · 12'5" × 6'1" ·
Upper Level	Bedroom · 12'5" × 9'8" ·
Upper Level	Bedroom · 11'3" × 9'11" ·
Upper Level	Bedroom - Primary · 19'8" × 12'3" ·
Upper Level	Walk-In Closet · 11'1" × 4'11" ·
Lower Level	Bedroom · 20' × 12'7" ·
Lower Level	Game Room · 16'6" × 15'7" ·
Lower Level	Storage · 18'2" × 16'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Front Porch, Patio, Rear Porch, Wrap Around
Lot Features:	Back Yard, Front Yard, Landscaped, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/512-memorial-drive-nw-calgary-a2314763/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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