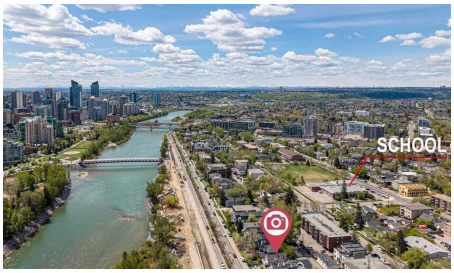
726 Memorial Drive NW

Calgary | Active | MLS® A2322864

$1,425,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1912**	**1,451.44 sq. ft.**

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Listed by Ko Realty Ltd.

A closer look

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 reimagined 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. 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 Calgary's truly distinctive riverfront residences. With the flood wall construction now complete, buyers can clearly see the finished result and appreciate the property's outlook as it stands today. The completed work allows to assess the surrounding views and setting firsthand, without the uncertainty of ongoing construction. The property continues to offer an appealing outlook, making an in-person viewing especially worthwhile.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2322864
Bedrooms	3
Bathrooms	3
Year Built	1912
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:	1,451.44 sq. ft.
Acreage:	No
Lot Area:	3,584 sq. ft.
Lot Frontage:	29'11½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1912 (Age: 114)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	1948P
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Brick Facing, Mantle, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Heated Garage, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Sunnyside (Calgary)
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 10'11" × 8'5" ·
Main Floor	Kitchen · 9'7" × 8'3" ·
Main Floor	Living Room · 11'5" × 8'3" ·
Main Floor	Dining Room · 10'4" × 8'3" ·
Main Floor	Hall · 20'6" × 8'5" ·
Main Floor	Mud Room · 9'11" × 8' ·
2nd Floor	Bedroom · 11' × 10'1" ·

2nd Floor	Bedroom - Primary · 14'7" × 10'2" ·
2nd Floor	Office · 11'4" × 11' ·
Basement	Bedroom · 8'6" × 7'10" ·
Basement	Furnace/Utility Room · 6'11" × 3'5" ·
Basement	Family Room · 24'11" × 15'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, French Door, Granite Counters, No Smoking Home, Open Floorplan
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Jun 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/726-memorial-drive-nw-calgary-a2322864/

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