



512 Memorial Drive Calgary Alberta

\$1,795,000

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, OVE...

4pc Bathroom 7.00 Ft x 12.08 Ft

Bedroom 12.58 Ft x 20.00 Ft

Recreational, Games room 16.50 Ft x 15.58 Ft

Storage 16.50 Ft x 18.17 Ft

Living room 21.75 Ft x 19.58 Ft

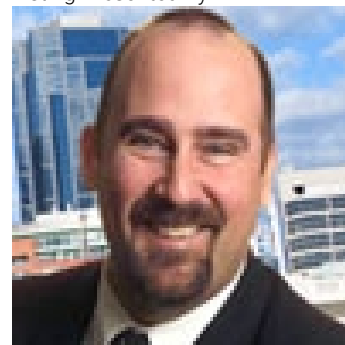
Other 12.42 Ft x 6.08 Ft

4pc Bathroom 10.25 Ft x 8.50 Ft

5pc Bathroom 13.25 Ft x 12.92 Ft

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Listing Presented By:



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2pc Bathroom 6.42 Ft x 5.25 Ft
Dining room 10.67 Ft x 17.67 Ft
Kitchen 11.08 Ft x 17.67 Ft
Laundry room 5.33 Ft x 8.17 Ft

Bedroom 9.67 Ft x 12.42 Ft
Bedroom 11.25 Ft x 9.92 Ft
Primary Bedroom 12.25 Ft x 19.67 Ft
Other 4.92 Ft x 11.08 Ft