

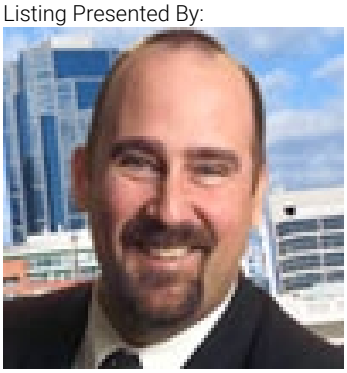
726 Memorial Drive Calgary Alberta

$1,425,000

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 pa...

Bedroom 11.00 Ft x 10.08 Ft
Primary Bedroom 14.58 Ft x 10.17 Ft
Office 11.00 Ft x 11.33 Ft
Bedroom 7.83 Ft x 8.50 Ft
Furnace 3.42 Ft x 6.92 Ft
3pc Bathroom 5.08 Ft x 9.67 Ft
Foyer 8.42 Ft x 10.92 Ft
Kitchen 8.25 Ft x 9.58 Ft
Living room 8.25 Ft x 11.42 Ft
Dining room 8.25 Ft x 10.33 Ft
Hall 8.42 Ft x 20.50 Ft
Other 9.92 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:
Ko Realty Ltd.

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Family room 15.92 Ft x 24.92 Ft

2pc Bathroom 3.08 Ft x 7.58 Ft

5pc Bathroom 13.25 Ft x 10.50 Ft