

**1, 830 Memorial Drive NW
Calgary, Alberta**

MLS # A2256350



\$395,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	Age:	1930 (95 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Built-in Features, Crown Molding, Granite Counters, High Ceilings, Separate Entrance, Storage		

Inclusions: n/a

Welcome to the iconic Donegal Mansions where historic charm meets modern comfort in one of Calgary's most prestigious neighbourhoods. This elegant 1 bed/1 bath main floor condo offers over 910 sq ft of timeless character with stunning south facing views of downtown, the Bow River, Prince's Island Park, and the Peace Bridge. Thoughtfully designed for both everyday living and entertaining, the unit features rich hardwood floors, mosaic penny tile, granite countertops, and a full upgraded stainless steel appliance package. Step through a formal front foyer into a grand living room filled with natural light, complete with a decorative antique fireplace and replicated leaded glass windows. A gorgeous archway with built-ins lead to a fabulous dining space setting the tone for a sophisticated dining experience. Stunning bi-fold leaded glass doors lead to a flex space featuring in-suite laundry, storage cupboards, and plenty of space for a desk for a convenient home office solution. The European style kitchen boasts granite counters, stainless steel appliances, and a customized storage cabinet for an ideal coffee/tablet station. A charming sunroom offers the perfect spot for a charming coffee break or afternoon retreat with a good book. The spacious primary provides a cozy, private space with plenty of natural light. Additional features include a private rear entrance, in-unit storage, a separate storage room for all your seasonal items, and an assigned secure covered parking stall in a detached garage. For the health conscious, the building is heated via classic radiator heating meaning, no recirculated air. Enjoy the best of inner-city living with a quick walk to the C-Train, parks, SAIT, shops, pubs, restaurants, and the Bow River pathway system. This is truly a rare opportunity to own a piece of Calgary's architectural history without compromising on modern

convenience. Old world charm, unbeatable location, and elegant living await; welcome home to The Donegal Mansions.