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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

8, 830 Memorial Drive NW Calgary, Alberta

MLS # A2355589

$399,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	959 sq.ft.	**Age:**	1935 (91 yrs old)
Beds:	1	**Baths:**	1
Garage:	Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Radiant	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Membrane	**Condo Fee:**	$ 719
Basement:	-	**LLD:**	-
Exterior:	Brick	**Zoning:**	M-CG d72
Foundation:	-	**Utilities:**	-
Features:	Bookcases, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Storage		

Inclusions: Microwave is not working. Seller will replace with similar make/model.

Historic DONEGAL MANSIONS is a Calgary treasure. If you are bored with the typical “cookie-cutter” condos, this unique and very special residence won’t disappoint. Built in 1935, it was completely restored ~2005 and great care was taken to preserve all of the amazing original charm that includes: beams, built-ins, crown molding, window casings, doors, light fixtures, leaded glass and wood flooring throughout. This unit offers the BEST VIEWS IN THE BUILDING (breathtaking Bow River and panoramic city skyline) from its quiet top-floor position. Additional features include 9’ ceilings, windows on 3 sides and SECURED GARAGE PARKING. The living area has a striking fireplace (now decorative) and large south windows that flood the space with sunlight. The dining area has a vintage chandelier and room to host your family and friends in style. Original folding doors open to reveal an additional flex space perfect for an office. The modern kitchen has good storage and workspace, granite counters, stainless appliances, an eating bar and a back door to the stairway that comes up from the garage. Quiet and private bedroom will hold a king size bed. The adjacent 4-piece bath has a deep soaking tub. Insuite laundry. What a location!...just steps from the Peace Bridge and the natural beauty of Prince’s Island, across from walking and bike paths, just over a block to the Kensington Village and minutes to the downtown core. These units don’t come up very often…

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