

\$850,000 - 734 Memorial Drive Nw, Calgary

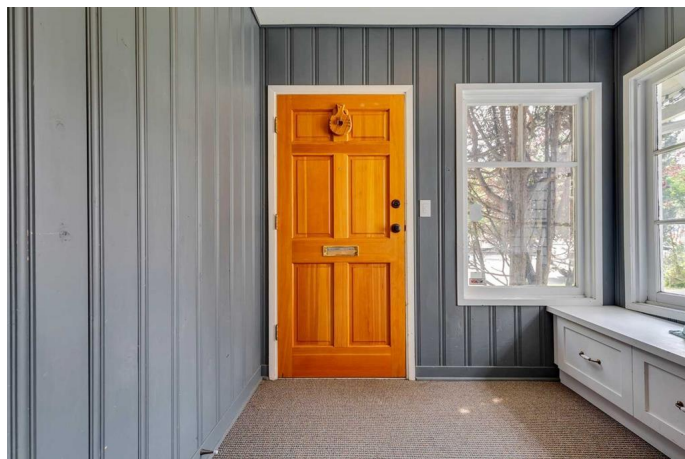
MLS® #A2153281

\$850,000

3 Bedroom, 2.00 Bathroom, 1,987 sqft
Residential on 0.10 Acres

Sunnyside, Calgary, Alberta

This is a special opportunity to purchase a Century home in beautiful Sunnyside. Holding 'Heritage Designation', the Orman Residence is a craftsman-style house with a prominent Queen-Anne style turret on the front facade. Loved by the previous owners for over 67 years, this notable residence has been thoughtfully restored and updated with modern amenities and fixtures retaining and reflecting the period integrity of the original construction. Situated on a 37.5' lot, the home is over 1,985 SQFT on two floors making it both sizeable and functional with three bedrooms, two full baths, and large principal rooms throughout. The main floor features a grand living room with several focal points and details: turret, fireplace, vintage wallpaper + wainscoting and original mouldings & casings. The space allows for various/multiple seating arrangements. Modern kitchen with dining nook + family room, a 3 pc bath, main floor laundry room, and a front den/office complete this floor. Upstairs, the primary bedroom features a sitting area with views over-looking downtown + two additional bedrooms and a recently updated full bath with double vanities. Character details have been lovingly and well-preserved throughout the entire home. The backyard is truly an oasis to be enjoyed; complete with a large deck, interlock courtyard, integrated planting beds/boxes, and a pond. It benefits from a beautiful tree canopy thanks in-part to an incredible Griffin Poplar dating to 1910 that provides shade and



privacy. Double, detached garage. The unfinished basement has full-height ceilings and can be fully-developed. *The Historical Designation preserves a few characteristics of the home but easily allows for future renovations, changes, or additions - further information available.

Built in 1911

Essential Information

MLS® #	A2153281
Price	\$850,000
Sold Price	\$820,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,987
Acres	0.10
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	734 Memorial Drive Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3C7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Crown Molding, Double Vanity, Natural
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	Woodwork
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Courtyard
Lot Description	Back Lane, Low Maintenance Landscape, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	August 22nd, 2024
Days on Market	24
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Charles
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