

# \$260,000 - 106, 1420 Memorial Drive Nw, Calgary

MLS® #A2227158

**\$260,000**

1 Bedroom, 1.00 Bathroom, 664 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to Kensington on the Park where you can experience the best of urban living with this updated ground-floor condo! In one of Calgary's most sought-after inner-city communities of Hillhurst and a quick 5 minute walk to all the trendy shops and restaurants of Kensington, this 1-bedroom unit is located in a solid, well-managed concrete building known for its excellent sound insulation and lasting durability. The open-concept design is both bright and practical, enhanced by modern finishes and large windows that flood the space with natural light. You'll appreciate the convenience of an assigned parking stall, while the unbeatable location puts you steps from the Bow River pathways, Riley Park, Prince's Island Park and downtown Calgary. Commuting is effortless with the Sunnyside LRT station just around the corner and multiple bus routes easily accessible along Memorial Drive and 10th Street NW. Whether you're a first-time buyer or an investor looking for a move-in-ready property in a walkable, transit-friendly neighborhood, this is an exceptional opportunity you won't want to miss! \*SEE VIRTUAL TOUR\*

Built in 1969

## Essential Information

MLS® # A2227158

Price \$260,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	106, 1420 Memorial Drive Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3E5

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	Open Floorplan, See Remarks			
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked			
Heating	Hot Water			
Cooling	None			
Fireplace	Yes			
# of Fireplaces	1			
Fireplaces	Gas			
# of Stories	4			

### Exterior

Exterior Features	None
Construction	Brick, Concrete, Stone

### Additional Information

Date Listed	June 5th, 2025
Days on Market	10
Zoning	M-CG d72

## **Listing Details**

Listing Office	The Real Estate District
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