

# \$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        | Assigned, Stall |

### 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 | 13             |
| Zoning         | M-CG d72       |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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