

**106, 1420 Memorial Drive NW**  
**Calgary, Alberta**

**MLS # A2227158**



**\$260,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	664 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 451
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** N/A

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\***