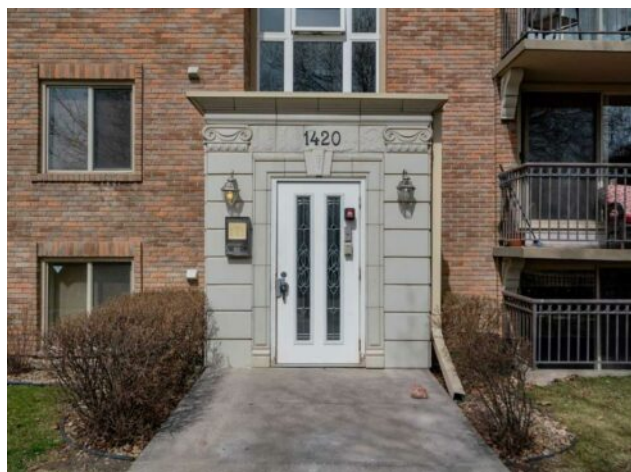


407, 1420 Memorial Drive NW
Calgary, Alberta

MLS # A2210319



\$365,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Hillhurst | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 802 sq.ft. | Age: | 1969 (56 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|--------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 530 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-CG |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters | | |

Inclusions: N/A

Welcome to this bright and stylish 2 bed, 1 bath condo in a solid concrete building—perfect for peace and quiet! Enjoy stunning downtown views from your private balcony, and a smart layout featuring tile flooring, hardwood in the bedrooms, and a modern kitchen with granite countertops, breakfast bar, and a brand new fridge (2024). With just one shared wall, a top floor corner location, and an assigned parking stall, this home blends comfort with convenience. All just steps from the Bow River and Kensington's shops, cafés, and vibe.