

# \$269,900 - 106, 1420 Memorial Drive Nw, Calgary

MLS® #A2210572

**\$269,900**

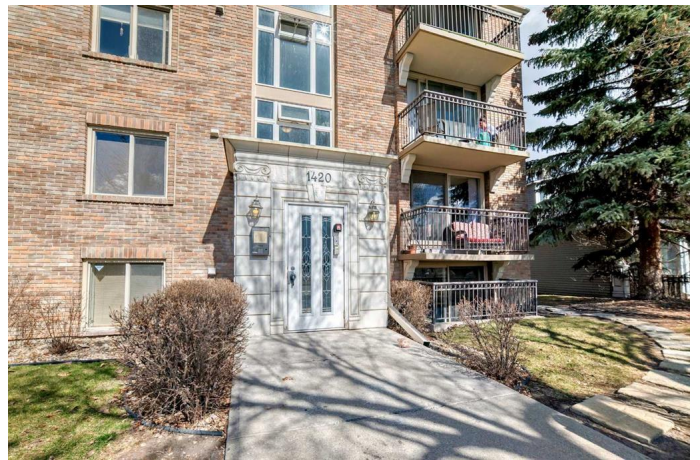
1 Bedroom, 1.00 Bathroom, 665 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Discover urban convenience and solid value in this updated ground-floor unit at 106, 1420 Memorial Dr NW! Located in the vibrant community of Sunnyside, this 1-bedroom condo is situated in a well-maintained concrete building offering enhanced soundproofing and long-term durability. The open-concept layout is bright and functional, featuring modern finishings and large windows that let in plenty of natural light. Enjoy the ease of assigned parking, and step outside to find yourself just moments from the Bow River pathways, Riley Park, Kensington shops, and downtown Calgary. The Sunnyside LRT station is just steps away, and multiple bus routes run along Memorial Drive and 10th Street NW, making transit a breeze. Perfect for first-time home buyers or investors seeking a turnkey rental in one of Calgary's most walkable and desirable neighborhoods. Don't miss this rare opportunity to own in a prime inner-city location!

Built in 1969



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210572  |
| Price          | \$269,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 665       |

|            |                   |
|------------|-------------------|
| 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      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                   |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer<br>Stacked |
| Heating           | Hot Water                                                                     |
| Cooling           | None                                                                          |
| # of Stories      | 4                                                                             |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Construction      | Brick, Concrete, Stone |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 19               |
| Zoning         | M-CG             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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