

# \$264,900 - 106, 1420 Memorial Drive Nw, Calgary

MLS® #A2210572

**\$264,900**

1 Bedroom, 1.00 Bathroom, 665 sqft

Residential on 0.00 Acres

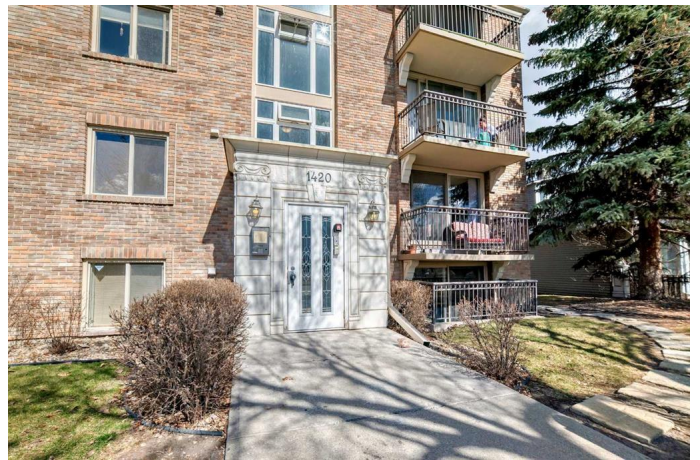
Hillhurst, Calgary, Alberta

**\*\*\*PRICE REDUCED\*\*\*** 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	\$264,900
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 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	36
Zoning	M-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.