

# \$365,000 - 407, 1420 Memorial Drive Nw, Calgary

MLS® #A2210319

**\$365,000**

2 Bedroom, 1.00 Bathroom, 802 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

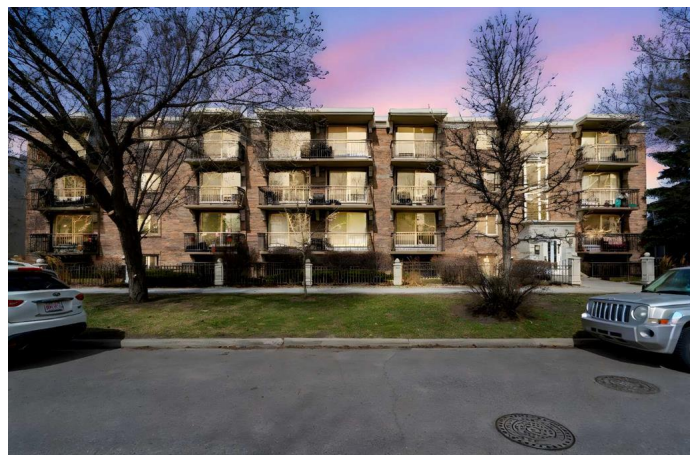
Welcome to this bright and stylish 2 bed, 1 bath condo in a solid concrete building—perfect for peace and quiet! Enjoy stunning downtown views from your private balcony, and a smart layout featuring tile flooring, hardwood in the bedrooms, and a modern kitchen with granite countertops, breakfast bar, 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, caf  s, and vibe.

Built in 1969

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210319          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 802               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                             |
|-------------|-----------------------------|
| Address     | 407, 1420 Memorial Drive Nw |
| Subdivision | Hillhurst                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2N 3E5                     |

## Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Hot Water                                                       |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Electric                                                                   |
| # of Stories      | 4                                                                          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 17               |
| Zoning         | M-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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