

\$324,900 - 104, 1420 Memorial Drive Nw, Calgary

MLS® #A2106242

\$324,900

2 Bedroom, 1.00 Bathroom, 801 sqft

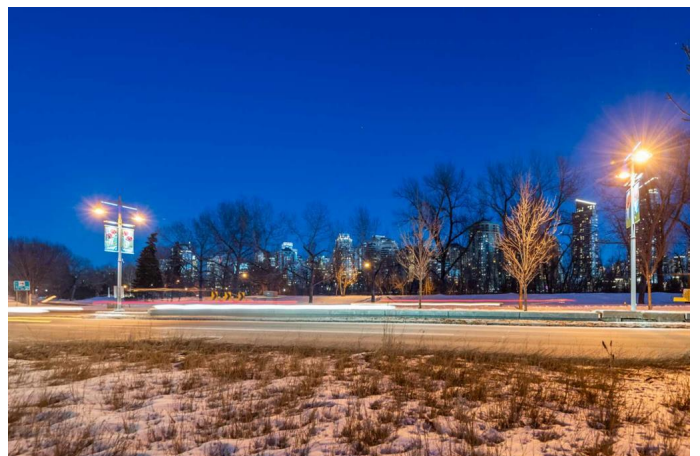
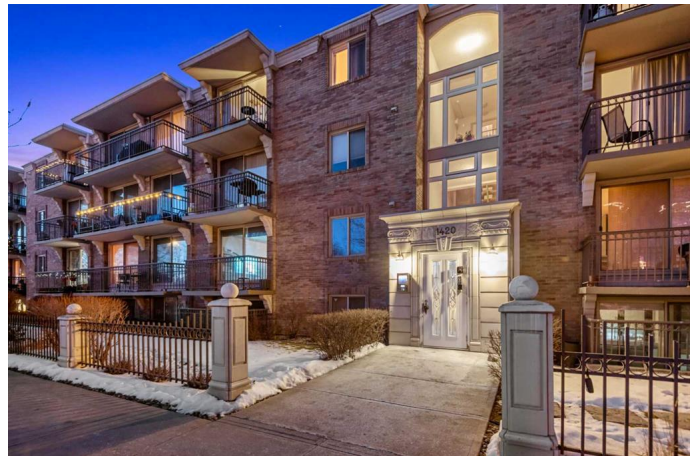
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

What a location! Boasting a view of Downtown, this condo has tons of South and West light throughout the living areas. Tucked into a cul-de-sac, this quiet location is steps from Kensington Village and the Bow river pathway system. Freshly painted and well cared for, this condo shows well with new laminate flooring throughout. A white kitchen offers plentiful storage, stainless appliances (including a new stove) and granite counters. Enjoy the view from the breakfast bar as you relax with an after work cocktail or take out from one of the great restaurants or speciality shops in Kensington. The living room and dining room are a comfortable space with a gas fireplace providing a focal point. A custom built in desk provides a home office or homework space. Patio doors lead to the South facing balcony. Both bedrooms are spacious with large windows. A four piece bath, stacking washer/dryer and storage complete the space. One assigned parking stall comes with the condo. Units rarely come on the market in this quiet, concrete building. This property is ideal for first time buyers or anyone wishing to size down or would be a great addition to your revenue portfolio. This is a truly special location walking distance to downtown, the LRT and SAIT.

Built in 1969

Essential Information



MLS® #	A2106242
Price	\$324,900
Sold Price	\$317,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	801
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	104, 1420 Memorial Drive Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3E5

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	February 6th, 2024
Date Sold	March 12th, 2024
Days on Market	34
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.