



**406, 1420 Memorial Drive NW
Calgary, Alberta**

MLS # A2268046



\$350,000

Division: Hillhurst

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 890 sq.ft. **Age:** 1969 (57 yrs old)

Beds: 2 **Baths:** 1

Garage: Carport, Covered, Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 600

LLD: -

Zoning: M-CG d72

Utilities: -

Heating: Baseboard, Natural Gas

Floors: Hardwood

Roof: Flat

Basement: -

Exterior: Brick, Concrete

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features

Inclusions: N/A

This two-bedroom unit in Hillhurst is located in one of Calgary's most desirable and walkable communities, right in the heart of the Kensington district. The area is home to fantastic restaurants, shops, cafés, professional services, and gyms - if you need it, you'll find it in Kensington. The Kensington building is a quiet, concrete low-rise just steps from the Bow River's walking and biking paths. This top floor, two-bedroom unit has been completely updated and features a new kitchen with a built-in desk and plenty of granite countertop space, making it both stylish and functional. The bedrooms are generously sized with hardwood flooring, and the updated bathroom is conveniently located just outside the bedroom doors. The balcony is also a great size, not every unit in the building has one! Additionally, the unit includes a covered carport to keep your vehicle protected from snow, rain, and sun.