

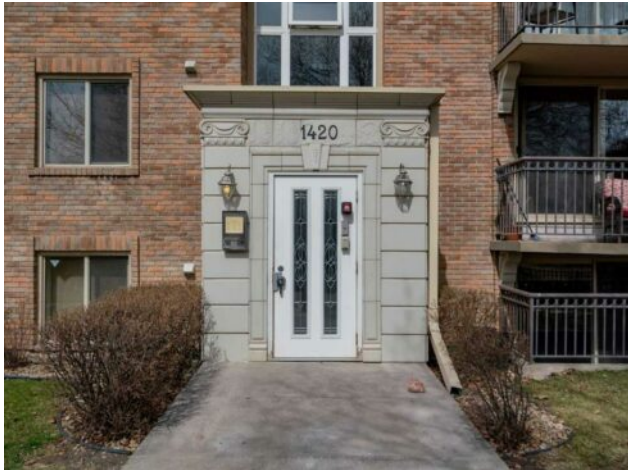


**GRASSROOTS**  
REALTY GROUP

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407, 1420 Memorial Drive NW  
Calgary, Alberta

MLS # A2210319



**\$365,000**

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: N/A

**\*\*Open House Saturday 12-2pm\*\*** Welcome to this bright and stylish 2 bed, 1 bath condo in a solid concrete building&mdash;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&eacute;s, and vibe.