



**GRASSROOTS**  
REALTY GROUP

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**106, 1420 Memorial Drive NW  
Calgary, Alberta**

**MLS # A2210572**



**\$264,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	665 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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\*\*\*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!