

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

MLS # A2268046



\$355,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	890 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
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.