



## 1420 Memorial Drive Calgary Alberta

\$285,000

LOCATION, LOCATION - 3rd Floor City Skyline Views, River Pathways, South/West facing and tucked into a cul-de-sac off the main road - this quiet location is steps from Kensington and walking distance to downtown, the LRT and SAIT. Freshly painted and well cared for, this condo shows pride of ownership throughout. Floor plan opens to spacious foyer with storage, Open plan custom kitchen with granite counters, stainless steel appliances and kitchen island for entertaining. Dining area and living room are open plan and access the SOUTH facing balcony with views across the River and City Skyslines. Primary bedroom is generous in size and boasts a double closet. The unit features a full 4 piece bathroom and an in suite washer/dryer. One assigned parking stall is also included with the unit. This concrete building is ideal for first time home buyers, down sizers or anyone wanting a great addition to their revenue portfolio. (id:6769)

4pc Bathroom 8.00 Ft x 4.83 Ft

Other 4.00 Ft x 9.42 Ft

Bedroom 11.75 Ft x 11.83 Ft

Kitchen 10.25 Ft x 13.83 Ft

Laundry room 4.50 Ft x 3.17 Ft

Living room 12.17 Ft x 13.83 Ft

Foyer 5.00 Ft x 3.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<https://christiaansengroup.com/>

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