

\$460,000 - 3831 Parkhill Place Sw, Calgary

MLS® #A2083087

\$460,000

3 Bedroom, 2.00 Bathroom, 879 sqft

Residential on 0.07 Acres

Parkhill, Calgary, Alberta

Open house Sunday Oct.1 1:00-3:00 pm

Situated in much sought after Parkhill, this delightful half-duplex exudes character and coziness and presents an excellent opportunity for first time homebuyers, downsizers or those seeking a low-maintenance urban retreat. This home is perfectly designed for efficient living without compromising on style or comfort. It has been well maintained, with new windows, 2015, spray foam insulation in basement walls, rubber membrane roof, backsplite (back 1/3) torch on shingles. Recent new paint and upgraded flooring plus vaulted ceilings and hardwood that has been lovingly cared for round out the stand-out features. The main floor has an oversized master bedroom that could easily be reconfigured into 2 bedrooms as was the original design. The basement has been rented in the past as an illegal 2 bedroom suite but is currently vacant and used by the owner as a spacious 2nd bedroom and optional 3rd bedroom or office area.. The basement suite (illegal) kitchen/dining area could easily be converted to a generous recreation room area. Fenced yard with hot tub and restained decking this summer. Very close proximity to downtown, shopping, transit, restaurants and Stampede Grounds. The street has had a lot of redevelopment and upgrading. A current inspection report is available. This is a must see so book your appointment at your earliest convenience as homes in this price range do not last long!



Built in 1959

Essential Information

MLS® #	A2083087
Price	\$460,000
Sold Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	879
Acres	0.07
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3831 Parkhill Place Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2W6

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Central Vacuum, Pantry
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane
Roof	Membrane
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	October 31st, 2023
Days on Market	33
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BRAVO REALTY
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