

\$460,000 - 3829 Parkhill Place Sw, Calgary

MLS® #A2086872

\$460,000

3 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 0.07 Acres

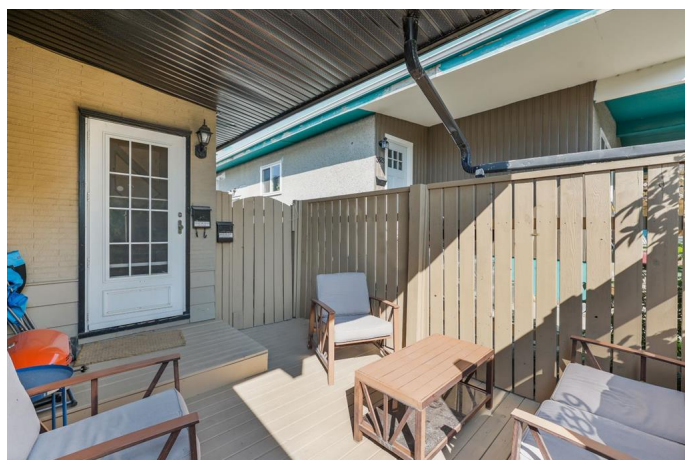
Parkhill, Calgary, Alberta

Are you looking for an excellent investment opportunity that is ready to go? Look no further! This charming half duplex in coveted Parkhill comes with reliable tenants in place making this home a hassle free source of cash flow. Tenants are on a month to month lease, with the 2 bdrm main floor rented at \$1950 and the 1 bdrm basement suite (illegal) rented at \$1000 per month. The 1 bdrm suite (illegal) is spacious enough to be partitioned into 2 bedrooms with a simple addition of a wall. This property has been meticulously maintained with newer windows and well maintained roof. The location of this home is minutes away from downtown and amenities such as shopping, MNP Center, schools and parks. There is a fenced yard and off street parking. Could easily become a single home again and be an excellent, move in ready residence at an affordable price. Book your showing now before this unique inner city opportunity is gone. Showings require 24 hours notice as tenant's rights in place.

Built in 1959

Essential Information

MLS® #	A2086872
Price	\$460,000
Sold Price	\$450,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	880
Acres	0.07
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3829 Parkhill Place Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S2W6

Amenities

Parking Spaces	2
Parking	Off Street

Interior

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

Exterior

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

Additional Information

Date Listed	October 12th, 2023
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Date Sold	October 31st, 2023
Days on Market	18
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BRAVO REALTY
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