

\$254,900 - 300, 117 38 Avenue Sw, Calgary

MLS® #A2091707

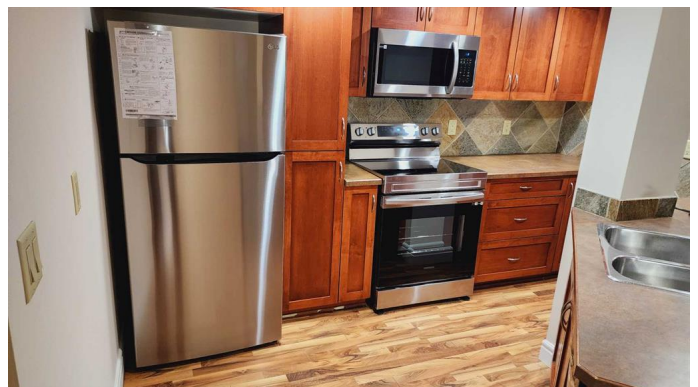
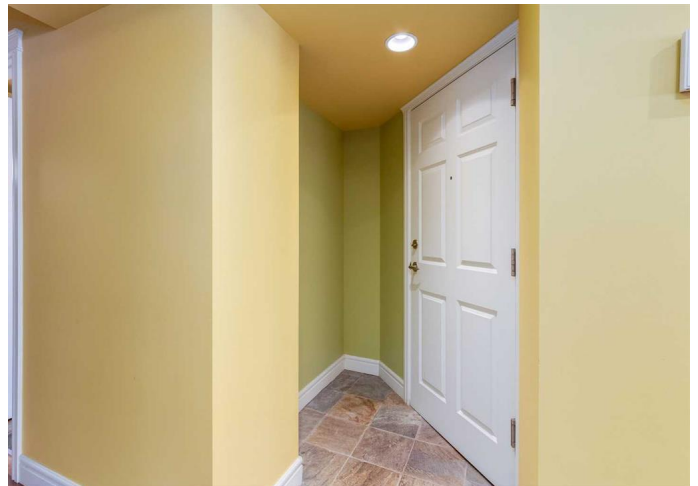
\$254,900

2 Bedroom, 1.00 Bathroom, 1,110 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Step into this delightful 2-bedroom, 1-bath condominium, spanning 1110 square feet, nestled within the charming Parkhill community. This unit, discreetly situated below ground level, boasts a private entrance from the parking spaces just outside, in addition to an entrance from the main building access. The condo showcases a contemporary open-concept layout, complete with a spacious flex area and an expansive living and dining space. The kitchen is thoughtfully designed with abundant cabinets, ample counter space, and a convenient breakfast bar and features a BRAND NEW RANGE, MICROWAVE, AND REFRIGERATOR! Both bedrooms are generously proportioned, featuring sizable closets. One bedroom is an interior below grade room. The well-appointed 4-piece bathroom offers a generously sized tub/shower, complemented by ample storage and counter space. Within the unit, you'll find the convenience of in-suite laundry, a combination of sleek slate and laminate flooring, and generously-sized windows that flood the space with natural light. Of note, this condo was recently painted. There's plenty of in-suite storage, supplemented by additional storage facilities just across the hallway. Location-wise, this condo is a gem, just steps away from the scenic Stanley Park, where you can relish leisurely walks along picturesque trails and captivating views of the Elbow River. Shopping, schools, LRT and public transit, the Repsol Sports Center, and Chinook Mall are



all mere minutes away. NOTABLY, THE CONDO FEES COVER ALL UTILITIES, INCLUDING WATER, HEAT, ELECTRICITY, AND TRASH REMOVAL, SIMPLIFYING YOUR DAY-TO-DAY LIVING.

Built in 1971

Essential Information

MLS® #	A2091707
Price	\$254,900
Sold Price	\$247,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,110
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	300, 117 38 Avenue Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0V4

Amenities

Amenities	Park, Storage, Trash
Parking Spaces	1
Parking	Parking Lot, Stall, Unassigned

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Playground, Storage
Roof	Rolled/Hot Mop
Construction	Concrete, Wood Siding

Additional Information

Date Listed	November 7th, 2023
Date Sold	March 8th, 2024
Days on Market	122
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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