

\$229,800 - 104, 60 38a Avenue Sw, Calgary

MLS® #A2154000

\$229,800

1 Bedroom, 1.00 Bathroom, 565 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

OPEN HOUSE Saturday August 3rd Noon-2 PM - RARE OPPORTUNITY: here are 3 compelling reasons you must see this Parkhill gem:

1. LOCATION “ on a quiet street 2 blocks to Stanley Park/River cycle paths and C-train, minutes to 4th Street/Mission shops/restaurants, MNP Fitness Centre (formerly Repsol) and 1 KM to downtown
2. MASSIVE PRIVATE TERRACE “ 426 sf with perfect balance of sun and shade for unwinding, outdoor entertaining, private gardens plus additional storage for your bikes and more
3. PREMIUM PARKING SPOT “ gated, secured, covered and adjacent to elevator lobby door

Other standout features of this Parkview Terrace condo: 565 sf of bright and airy living space lit by large living room and bedroom windows, with an inviting layout, fresh neutral paint, maple flooring and ceramic tile in the open living space, maple shaker cabinets, knock-down ceilings, new micro/range hood and more. Plus bonus Reverse Osmosis drinking water filtration system with dispenser installed! Indulge in the deep soaker tub in the 4-pce bathroom and enjoy the convenience of in-suite laundry with bonus ample storage space and mirrored closets with organizers. Parkview Terrace is a pet-friendly, quiet building ideal for working professionals with great security (fob entry, security cameras, gated parking), elevator and a wonderful



rooftop patio spanning the length of the building with views of the Calgary tower/skyline and mountains â€” ideal for larger gatherings or watching Stampede fireworks. Built onto a hillside, this quiet end unit has no neighbours across the hall. Check out the 3D/virtual tour then come see this rare gem for yourself with your favourite realtor!

Built in 1982

Essential Information

MLS® #	A2154000
Price	\$229,800
Sold Price	\$229,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	565
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	104, 60 38a Avenue Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Z9

Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking, Trash
Parking Spaces	1
Parking	Carport, Covered, Gated, Parkade, Plug-In, See Remarks

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Uncovered Courtyard
Roof	Asphalt Shingle, Membrane
Construction	Metal Siding, Stone, Stucco, Vinyl Siding

Additional Information

Date Listed	July 31st, 2024
Date Sold	August 14th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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