# \$225,000 - 203, 117 38 Avenue Sw, Calgary

MLS® #A2159643

## \$225,000

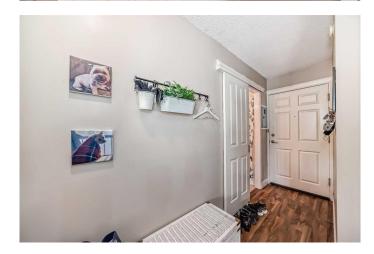
1 Bedroom, 1.00 Bathroom, 487 sqft Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Parkhill Location! TOP FLOOR just a stones throw to STANLEY PARK & downtown Calgary! Great investment property in this concrete building! LOW CONDO FEE'S of just \$297.25/month Includes (Heat, Water, Sewer, Garbage, Recycling, Snow Removal). Welcome to our cozy one-bedroom apartment, ideally situated in one of Calgary's most sought-after neighborhoods. Here, convenience and affordability come together seamlessly. Just steps away from the serene river pathways and the bustling energy of Downtown, this prime location offers the perfect blend of city life and natural tranquility. Immerse yourself in the scenic beauty of the riverfront, enjoy rejuvenating walks, or take in the stunning views of the city skyline. The unit features updated cabinets, under cabinet lighting, water filtration system, in-suite laundry & balcony (BBQ included). The bedroom features a built in custom closet & easily fits a queen size bed with space for your computer desk. 5 minute walk to the 39th avenue c-train station, MNP sports centre, 4th street shops & bars. The unit includes a parking stall & good size separate storage unit. Book your showing today!







Built in 1971

### **Essential Information**

MLS® # A2159643 Price \$225,000 Sold Price \$214,500

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 487

Acres 0.00

Year Built 1971

Type Residential

Sub-Type Apartment

Style Low-Rise(1-4)

Status Sold

## **Community Information**

Address 203, 117 38 Avenue Sw

Subdivision Parkhill
City Calgary

County Calgary
Province Alberta

Postal Code T2S 0V4

#### **Amenities**

Amenities Parking

Parking None, Unassigned

#### Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Storage

Appliances Dishwasher, European Washer/Dryer Combination, Microwave Hood

Fan, Refrigerator, Stove(s), Window Coverings

Heating Baseboard, Hot Water, Natural Gas

Cooling None

# of Stories 3

#### **Exterior**

Exterior Features Balcony

Roof Tar/Gravel

Construction Brick, Concrete

#### **Additional Information**

Date Listed August 23rd, 2024

Date Sold September 13th, 2024

Days on Market 21

Zoning M-C1

HOA Fees 0.00

# **Listing Details**

Listing Office 2% Realty

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