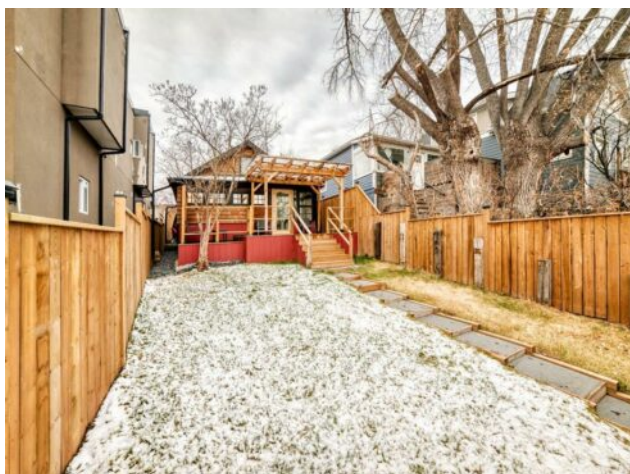


3835 Parkhill Street SW  
Calgary, Alberta

MLS # A2273440



## \$449,999

|                  |                                                                             |               |                    |
|------------------|-----------------------------------------------------------------------------|---------------|--------------------|
| <b>Division:</b> | Parkhill                                                                    |               |                    |
| <b>Type:</b>     | Residential/House                                                           |               |                    |
| <b>Style:</b>    | Bungalow                                                                    |               |                    |
| <b>Size:</b>     | 502 sq.ft.                                                                  | <b>Age:</b>   | 1910 (115 yrs old) |
| <b>Beds:</b>     | 1                                                                           | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Off Street, On Street, Outside, Single Garage Detached, Stall               |               |                    |
| <b>Lot Size:</b> | 0.08 Acre                                                                   |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Sloped, Sloped |               |                    |

|                    |                                                                                                    |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Boiler, Hot Water, Natural Gas                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate                                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial                                                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Shingle Siding, Wood Frame, Wood Siding                                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Brick/Mortar                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Natural Woodwork, Recessed Lighting, Skylight(s), Vaulted Ceiling(s) |                   |      |

**Inclusions:** mattress in loft area

Looking for an investment opportunity this is it! Completely set up for a cozy Airbnb or has incredible potential for a new infill in the sought after community of Parkhill. This bungalow has vaulted ceilings, skylights , and an open floor plan. Many modern touches throughout including updated kitchen with new electric stove, dishwasher and refrigerator. Second Floor has loft style bedroom that fits Queen size mattress. Recessed lighting in living room and loft area. New fence ,deck and Pergola installed in summer of 2024. Single Garage has been recently renovated as a studio/ bonus room for game nights or movie night. Just minutes away from downtown and Calgary Stampede. Or take a short walk to Stanley Park or Elbow River.