

3815 Parkhill Place SW  
Calgary, Alberta

MLS # A2276871

**\$699,000**



<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** security system hardware, 2 sheds, in basement refrigerator, stove, microwave, sofa, coffee table, liquor stand. Living room sofas, coffee table, side table, TV stand, bar stools, office desk and book shelf.

Terrific opportunity in Parkhill! This charming bungalow is situated on a 50' x 120' lot with a huge sunny, west back yard. Open concept Main floor with Hardwood flooring, is awash with natural light from its east/west exposure + 3 skylights in the lofted Living Room. Kitchen with stainless steel appliances + Breakfast bar, 2 good sized Bedrooms + Full Bath complete this level. Basement offers an Illegal Suite which maximizes value. Separate side entry accesses this bright Lower Level which has loads of large deep windows, newer carpet, flooring + paint. Very comfortable space with Open Concept Living room/Kitchen, Full Bath + generous sized Bedroom. Beautiful West, fully Fenced yard complete with 2 sheds, terrific Deck for entertaining + Double Parking pad off the Lane. Enjoy summer morning coffee on your spacious front deck with convenient adjacent parking pad for 2 vehicles. Location is awesome...Walk Downtown, to Stanley Park, the C Train + easy access to shopping + other amenities. Don't Miss It!