



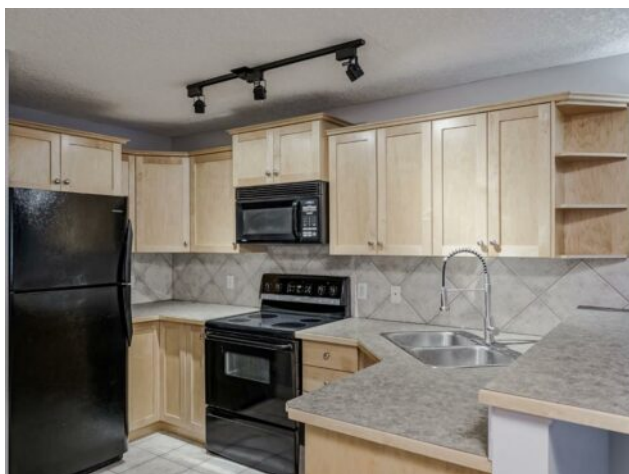
GRASSROOTS
REALTY GROUP

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305, 60 38a Avenue SW
Calgary, Alberta

MLS # A2254620



\$211,000

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	670 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 701
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

****PRICE IMPROVEMENT**** OPEN HOUSE Saturday Oct 11th 12:00-2:00PM-Discover the best of inner-city living in this charming 2-bedroom, 1-bathroom condo nestled in highly sought-after Parkhill. Enjoy unparalleled convenience with in-suite laundry and a secure, gated covered parking stall. This prime location puts you just minutes from the vibrant energy of Downtown Calgary and the entertainment hub of the Stampede Grounds. Step out your door and explore the numerous parks like Stanley Park, river access or immerse yourself in the trendy shops and culinary scene of the Mission district. Perfect for professionals, couples, investors or small families seeking a low-maintenance lifestyle without compromising on location. Don't miss this opportunity to live where convenience meets community!