



GRASSROOTS
REALTY GROUP

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305, 60 38A Avenue SW
Calgary, Alberta

MLS # A2266030



\$199,000

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	660 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	\$ 701
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions:	NA
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Attention investors, this turnkey opportunity in the heart of Parkhill comes with a new one year lease at \$1,700 per month starting in December. Located in Parkview Terrace, this updated 660 square foot two bedroom condo features brand new flooring, fresh paint, and a bright open concept layout. The property also includes in suite laundry and a covered carport for convenient parking. Tenants will love the unbeatable location just minutes from downtown, the Stampede grounds, Stanley Park, and Mission's restaurants and cafés. With strong rental demand, low maintenance, and a community that continues to grow in value, this Parkhill condo is the perfect addition to any investment portfolio.