



**2, 3820 Parkhill Place SW
Calgary, Alberta**

MLS # A2300699



\$158,888

Division:	Parkhill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	473 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 216
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Soaking Tub, Storage		

Inclusions: N/A

Enjoy WALK-OUT easy main-floor living in this bright bungalow-style unit set within a well-located stacked townhouse complex in Parkhill. Sunlight pours through oversized west-facing windows, filling the living area with warmth while creating a welcoming space suited to both quiet evenings and time with guests. Easily prepare meals in the kitchen where a window draws in additional light, a full-height backsplash adds visual interest and space for a table allows casual dining without compromise. Daily routines feel effortless with durable laminate and tile flooring throughout, eliminating carpet while simplifying maintenance. Recharge in the spacious bedroom that accommodates comfortable furniture placement while remaining close to the 4-piece bathroom for convenience. Step outside to a private covered patio that extends into a grassy yard area, offering a rare outdoor setting ideal for morning coffee or unwinding at the end of the day. Condo fees remain exceptionally affordable at \$216 per month, covering nearly all utilities and keeping monthly costs predictable, with only electricity billed separately. Free common laundry adds everyday convenience, while the oversized in-suite storage area accommodates the option for future washer and dryer hookups. Parking remains simple with an assigned off-street #2 stall positioned for easy access. Phenomenally located within walking distance to the Elbow River and experience Stanley Park, where pathways, sports fields, tennis courts, picnic areas, a toboggan hill, outdoor pool and skating rink support an active lifestyle throughout the seasons. Continue on foot to Mission, where cafes, restaurants and shops bring everyday convenience alongside vibrant inner-city energy or stay closer to home with endless amenities mere steps away on MacLeod Trail. Move through daily life with ease in a location that

connects nature, amenities, and downtown access within minutes.