



GRASSROOTS
REALTY GROUP

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3816 Parkhill Place SW
Calgary, Alberta

MLS # A2303224

4 UNIT CONDO
3816 PARKHILL PL SW
CALGARY, ALBERTA



\$499,900

Division: Parkhill

Lot Size: 0.07 Acre

Lot Feat: Back Lane, City Lot, Cleared

By Town: -

LLD: -

Zoning: M-C1

Water: -

Sewer: -

Utilities: -

Exceptional M-C1 zoned development opportunity in a highly desirable inner-city location. This premium lot comes with approved plans for a four-storey boutique building with a full basement, and a Development Site Servicing Plan (DSSP) already submitted to the City—offering a streamlined path to construction. Envision a sophisticated fourplex or an upscale multi-unit residence designed to attract quality long-term tenants and deliver strong, consistent returns. This is a rare chance to secure a thoughtfully planned project in a sought-after neighbourhood, ideal for seasoned developers or those looking to establish a signature build. Detailed architectural drawings and plans are available through your REALTOR® in the supplements. Private consultations and site viewings are available upon request. Perfectly positioned less than 10 minutes from the city centre, with convenient access via Macleod Trail and 38 Avenue, this location offers both connectivity and lifestyle appeal.