



**104, 60 38A Avenue SW
Calgary, Alberta**

MLS # A2154000



\$229,800

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	565 sq.ft.	Age:	1982 (42 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Covered, Gated, Parkade, Plug-In, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: Reverse osmosis water filtration system; shelves attached in storage room, bathroom; tv mounting hardware; open shelving on terrace, BBQ, window coverings.

OPEN HOUSE Saturday August 3rd Noon-2 PM - RARE OPPORTUNITY: here are 3 compelling reasons you must see this Parkhill gem: 1. **LOCATION** – on a quiet street 2 blocks to Stanley Park/River cycle paths and C-train, minutes to 4th Street/Mission shops/restaurants, MNP Fitness Centre (formerly Repsol) and 1 KM to downtown 2. **MASSIVE PRIVATE TERRACE** – 426 sf with perfect balance of sun and shade for unwinding, outdoor entertaining, private gardens plus additional storage for your bikes and more 3. **PREMIUM PARKING SPOT** – gated, secured, covered and adjacent to elevator lobby door Other standout features of this Parkview Terrace condo: 565 sf of bright and airy living space lit by large living room and bedroom windows, with an inviting layout, fresh neutral paint, maple flooring and ceramic tile in the open living space, maple shaker cabinets, knock-down ceilings, new micro/range hood and more. Plus bonus Reverse Osmosis drinking water filtration system with dispenser installed! Indulge in the deep soaker tub in the 4-pce bathroom and enjoy the convenience of in-suite laundry with bonus ample storage space and mirrored closets with organizers. Parkview Terrace is a pet-friendly, quiet building ideal for working professionals with great security (fob entry, security cameras, gated parking), elevator and a wonderful rooftop patio spanning the length of the building with views of the Calgary tower/skyline and mountains – ideal for larger gatherings or watching Stampede fireworks. Built onto a hillside, this quiet end unit has no neighbours across the hall. Check out the 3D/virtual tour then come see this rare gem for yourself with your favourite realtor!