



THE
A-TEAM

**RE/MAX
FIRST**

3835 PARKHILL Street, Calgary T2S 2Z5

MLS®#: **A2124268**

Area: **Parkhill**

Listing Date: **04/18/24**

List Price: **\$424,500**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**
Lot Information
Lot Sz Ar: **3,476 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **477**
Low Sqft:
Ttl Sqft: **477**

DOM

32
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Street Lighting,Rectangular Lot,Sloped,Sloped Up**
Park Feat: **Garage Faces Rear,Off Street,On Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Boiler,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Mixed,Shingle Siding,Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Cork**
Water Source:
Fnd/Bsmt: **Brick/Mortar**

Kitchen Appl: **Dryer,Refrigerator,Washer**
Int Feat: **Breakfast Bar,High Ceilings,Natural Woodwork,Open Floorplan,See Remarks,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`1" x 9`1"	Kitchen	Main	12`3" x 8`9"
Bedroom - Primary	Main	11`5" x 4`6"	Foyer	Main	6`7" x 4`7"
3pc Bathroom	Main	8`1" x 5`4"	Porch - Enclosed	Main	14`0" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-C2

Legal Desc:	5793U	Remarks
Pub Rmks:	Nestled in the coveted Parkhill neighborhood on a serene, tree-lined street, this charming detached bungalow is a true gem. Boasting vaulted ceilings, two skylights, and an open floor plan, this home is filled with natural light and modern touches with an updated white kitchen and bathroom and a freshly painted interior gives it a very fresh look! The whole house was renovated in 2012 including new shingles and gutters at that time. Stay warm and cozy in the winter months with a reliable boiler system with hot water heating. Heated floor in the bathroom, updated electrical panel and wiring. Step outside and take advantage of the spacious front sundeck and rear patio, perfect for relaxing or entertaining guests. The property also features an older single garage and a deep 140 ft lot that has the potential for development, making it a great investment opportunity. With its convenient location and desirable features, this home offers the perfect blend of comfort and potential. Don't miss out on the chance to make this Parkhill beauty your own!	
Inclusions:	N/A	
Property Listed By:	RE/MAX Real Estate (Central)	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









