



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3816 PARKHILL Place, Calgary T2S 2W7**

MLS® #: **A2174807**      Area: **Parkhill**      Listing Date: **10/23/24**      List Price: **\$449,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1908**  
Lot Information  
 Lot Sz Ar: **3,250 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **626**  
 Low Sqft:  
 Ttl Sqft: **626**

DOM

**59**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,See Remarks**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Hardwood,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Wood**

Kitchen Appl: **Refrigerator,Washer/Dryer**  
 Int Feat: **Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`7" x 15`8"	Kitchen	Main	9`0" x 10`0"
Bedroom - Primary	Main	11`3" x 8`0"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **M-C1**  
 Legal Desc: **5793U**

Remarks

Pub Rmks: **M-C1 Lot. This property has recent updates, including a new roof, windows, doors, plumbing lines, electrical panel and wiring, furnace, and water tank. However, it is primarily being sold for its land value. There is immense potential for redevelopment. This is an excellent opportunity to build a single four-story apartment**

building, ideal for long-term rental income. Alternatively, you can use this small and affordable project to start your own construction company. The plans have been submitted for a Development Permit with the city. Ask your realtor to view the blueprints and plans in the supplements or contact us directly for a viewing and free consultation. Directions from Downtown take Macleod trail south then right on 38 ave then 1st right on Parkhill Place, house is on your right. Less than a 10 minute drive to city centre.

Inclusions:

Property Listed By:

N/A

Creekside Realty

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





