



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 38A Avenue, Calgary T2S 2Z9**

MLS® #: **A2183275**

Area: **Parkhill**

Listing Date: **12/13/24**

List Price: **\$1,300,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Full Duplex**  
City/Town: **Calgary**  
Year Built: **1960**  
Lot Information  
Lot Sz Ar: **8,998 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,122**  
Low Sqft:  
Ttl Sqft: **2,122**

DOM

**8**  
Layout  
Beds: **10 (6 4 )**  
Baths: **4.0 (4 0)**  
Style: **Bungalow, Side by Side**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane, Corner Lot, Irregular Lot, Landscaped, Sloped, Views Alley Access, Oversized, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer**  
Int Feat: **Ceiling Fan(s), Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 11`6"	Kitchen	Main	9`9" x 12`0"
Dining Room	Main	10`10" x 13`8"	Bedroom - Primary	Main	11`4" x 12`2"
Bedroom	Main	9`4" x 12`2"	Bedroom	Main	9`10" x 9`9"
4pc Bathroom	Main		Living Room	Main	12`7" x 11`5"

**Kitchen** Main 9`10" x 12`0"  
**Bedroom - Primary** Main 11`5" x 12`2"  
**Bedroom** Main 9`3" x 12`2"  
**Living/Dining Room Combination** Suite 12`2" x 13`3"  
**Kitchen** Suite 12`9" x 7`5"  
**Bedroom** Suite 12`2" x 11`10"  
**4pc Bathroom** Suite  
**Kitchen** Suite 9`1" x 12`9"  
**Bedroom - Primary** Suite 18`11" x 20`7"  
**4pc Bathroom** Suite

**Dining Room** Main 10`10" x 13`8"  
**Bedroom** Main 9`10" x 9`10"  
**4pc Bathroom** Main  
**Storage** Lower 12`5" x 10`2"  
**Office** Suite 7`9" x 11`10"  
**Bedroom** Suite 7`8" x 12`10"  
**Storage** Basement 10`10" x 12`4"  
**Living/Dining Room Combination** Suite 11`8" x 12`3"  
**Bedroom** Suite 13`0" x 7`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **3550AJ**

Zoning:  
**M-C1**

Remarks

Pub Rmks: **\*OPEN HOUSE - SUNDAY, DEC 15th 1:30-3:30PM\* WHAT AN OPPORTUNITY! AMAZING LOCATION! 9000 SQ FT CORNER LOT - WALKOUT DUPLEX with 10 BEDROOMS. BACKS PARKHILL STANLEY PARK COMMUNITY CENTRE with park, playground and tennis courts. The Premier Ridge of 1A St SW overlooking STANLEY PARK and ELBOW RIVER is just at the end of the street. There are two 3-BEDROOM-1 BATHROOM MAIN LEVEL UNITS and two, 2-BEDROOM-1 BATHROOM LOWER WALKOUT illegal SUITES! Updated flooring throughout. VAULTED CEILINGS throughout the main floor living areas and bedrooms. Each unit has two entrances - front/back and side for each. Two shared laundry areas on the lower level. FOUR SEPARATE FENCED YARDS for EACH UNIT. Plenty of Parking for each unit. Updated windows, furnaces, hot water tanks and more. 2 MIN WALK to the 39th Ave CTRAIN STATION, 7 MIN WALK to STANLEY PARK and POOL. Amenities, Pathways, Parks all just steps away. One lower unit has long term tenant that would like to stay. Book your showing today!**  
 Inclusions: **Additional Appliances - Refrigerator (3), Dishwasher (3), Electric Stove (3) - All Appliances on the property are sold AS IS, WHERE IS**  
 Property Listed By: **RE/MAX First**

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



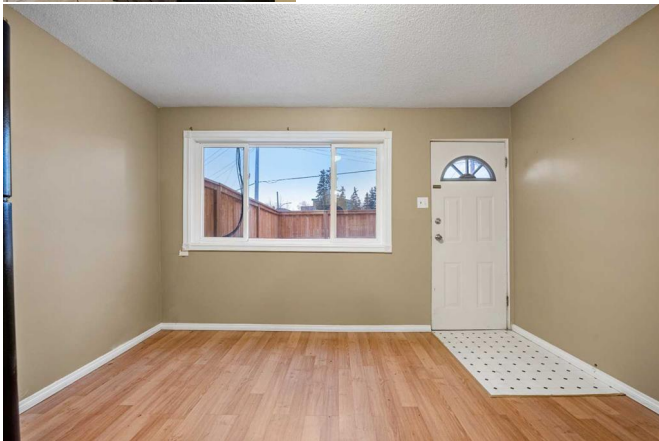




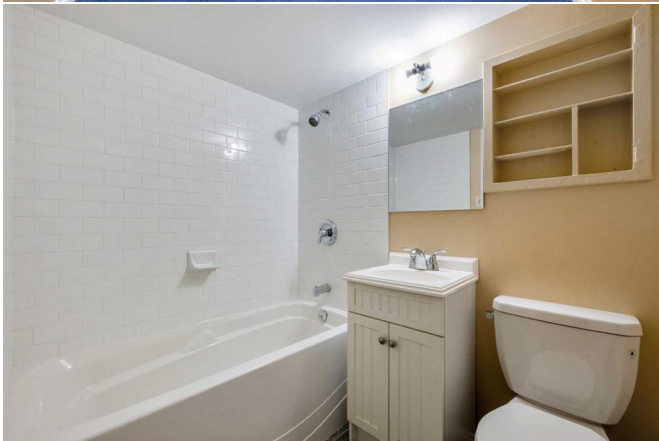
















**103 38a Ave SW, Calgary, AB**

Main Floor Right Side Exterior Area 1033.35 sq ft  
Interior Area 958.85 sq ft

**103 38a Ave SW, Calgary, AB**

Main Floor Left Side Exterior Area 1381.33 sq ft  
Interior Area 959.74 sq ft

**103 38a Ave SW, Calgary, AB**

Basement Left Side (Below Grade) Exterior Area 373.35 sq ft  
Interior Area 803.78 sq ft  
Excluded Area 35.04 sq ft



PREPARED: 2024/12/12



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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