



THE
A-TEAM

**RE/MAX
FIRST**

3833 PARKHILL Street, Calgary T2S 2Z5

MLS® #: **A2194520**

Area: **Parkhill**

Listing Date: **02/13/25**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**

Finished Floor Area

Abv Sqft: **755**
Low Sqft:
Ttl Sqft: **755**

Lot Information

Lot Sz Ar: **3,476 sqft**
Lot Shape:

DOM

9
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Composite Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Piling(s),Wood**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 10`7"	Kitchen	Main	12`2" x 11`0"
Den	Main	6`9" x 6`0"	Bedroom - Primary	Main	11`2" x 9`5"
Bedroom	Main	13`3" x 8`6"	Other	Main	17`4" x 4`8"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5793U

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to Parkhill Street, one of the most sought-after streets in the vibrant inner-city community of Parkhill. This beautifully updated home offers endless possibilities, whether you're looking for a personal residence, a revenue-generating property, an AirBnB, or a future redevelopment opportunity. This charming home boasts 2 bedrooms, a well-designed main bathroom, and 755 square feet of thoughtfully planned living space. Enjoy outdoor living with multiple entertaining spaces, including a private backyard and a cozy front porch. The east-facing front deck is the perfect spot to enjoy your morning coffee in the fresh air. Recently painted (2024) with modern updates, featuring bamboo floors, newer doors and windows, Hardie board exterior, a newer roof, and a newer built south fence and retaining wall. The low-maintenance landscaping and large trees offer shade and privacy during the warmer months. Ideally located close to downtown, you're within walking distance of the trendy Mission district, MNP Community & Sport Centre, and Stanley Park. With steps to public transit and easy access to Macleod Trail, this home is near all the amenities you need.**

Inclusions:
Property Listed By: **None**
Sotheby's International Realty Canada

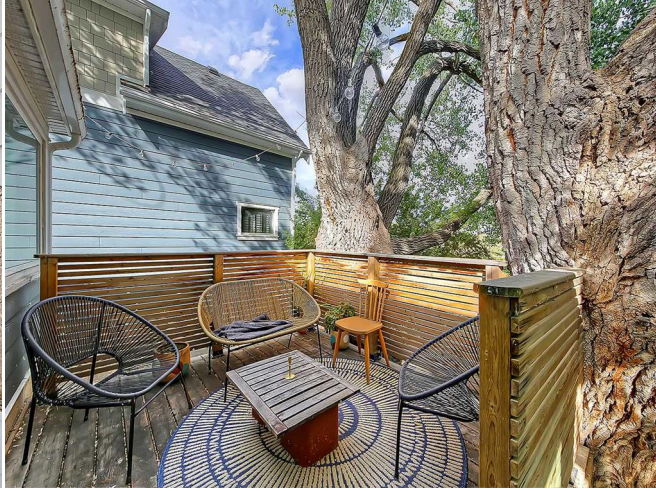
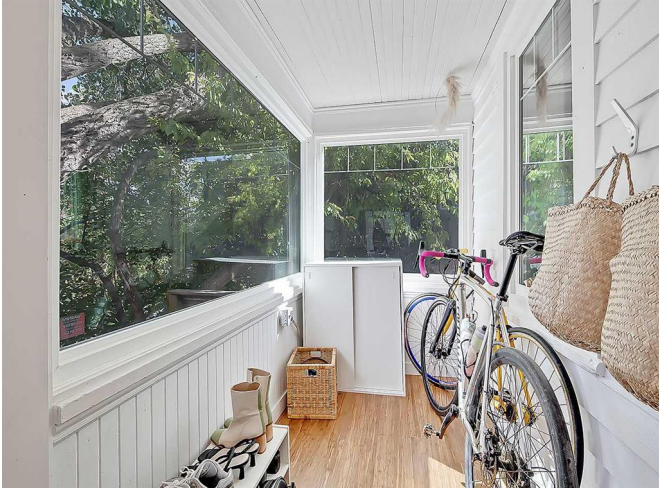
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

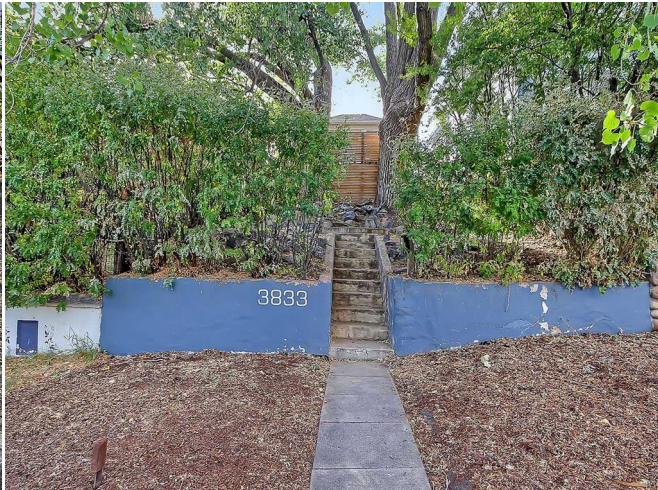












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