\$213,999 - 103, 117 38 Avenue Sw, Calgary

MLS® #A2203308

\$213,999

1 Bedroom, 1.00 Bathroom, 489 sqft Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Nestled in the prestigious neighborhood of Parkhill, this spacious and well-maintained one-bedroom, one-bathroom condominium offers an exceptional blend of urban convenience and natural beauty. Designed with a modern open floor plan, this residence is ideal for working professionals who appreciate both city living and the great outdoors.

Strategically located just five minutes from downtown Calgary, this home provides effortless access to the city's vibrant business and entertainment districts. The unit is also a stone's throw from Stanley Park, Elbow River, and an extensive network of scenic hiking and biking trails, making it a haven for outdoor enthusiasts. From the street, residents can enjoy breathtaking views of the mountains and the iconic Calgary Tower, adding to the property's appeal. Connectivity is unparalleled, with Macleod Trail offering direct access to the rest of the city and the 39 Avenue C-Train station just minutes away, ensuring seamless commuting. Additionally, Chinook Centre, Calgary's premier shopping and entertainment destination, is a mere five-minute drive, providing an array of retail, dining, and leisure options.

The condo itself exudes both comfort and functionality. A modern breakfast bar seamlessly integrates with the open-concept design, making it an inviting space for casual







dining or entertaining guests. The inclusion of a European washer/dryer combo enhances convenience, while ample storage space and abundant parking add to the unit's practicality. As part of a self-managed condominium, the property is meticulously maintained, ensuring a high standard of living. Moreover, the building is pet-friendly, allowing residents to share their home with their beloved companions.

Beyond the unit, the surrounding community offers an array of amenities that promote an active lifestyle. Stanley Park features a community pool, as well as tennis and badminton courts, providing excellent recreational opportunities right at your doorstep. Whether seeking tranquility in nature, easy access to urban conveniences, or a comfortable and stylish living space, this property encapsulates the best of both worlds. Do not miss the opportunity to call this remarkable residence your homeâ€"schedule a private viewing today.

Built in 1971

Essential Information

MLS® # A2203308 Price \$213,999

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 489

Acres 0.00

Year Built 1971

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 103, 117 38 Avenue Sw

Subdivision Parkhill
City Calgary
County Calgary
Province Alberta
Postal Code T2S 0V4

Amenities

Amenities Parking, Snow Removal, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Off Street, Stall

Interior

Interior Features Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home,

No Smoking Home, Open Floorplan, Storage

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

European Washer/Dryer Combination

Heating Baseboard

Cooling None

of Stories 3

Exterior

Exterior Features Balcony, Storage

Roof Asphalt Construction Stucco

Additional Information

Date Listed March 17th, 2025

Days on Market 17

Zoning M-C1

Listing Details

Listing Office Brilliant Realty

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