

1, 3820 Parkhill Place SW
Calgary, Alberta

MLS # A2216100



\$189,900

Division:	Parkhill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	473 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Boiler	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 216
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry		

Inclusions: All furniture can be negotiated.

Welcome to this unique townhouse in the heart of Parkhill – one of Calgary's most desirable inner-city communities. This property screams potential. Whether an investor or a First-time buyer, there's a ton of opportunity here for you! Bursting with charm and flooded with natural light, this inviting home offers unbeatable value with super low condo fees and a price tag under \$200,000! Enjoy a smart layout, a freshly renovated shower (September 2024), and bright, open living spaces that feel warm and welcoming year-round. Whether you're a first-time buyer, investor, or someone looking to downsize without compromise, this property checks all the boxes. Don't miss out on a morning coffee on the front porch with west-facing exposure! Located just minutes from Mission, downtown, transit, and walking paths, you'll love the central location and vibrant community feel. Don't miss your chance to own a truly special and affordable piece of inner-city Calgary.