



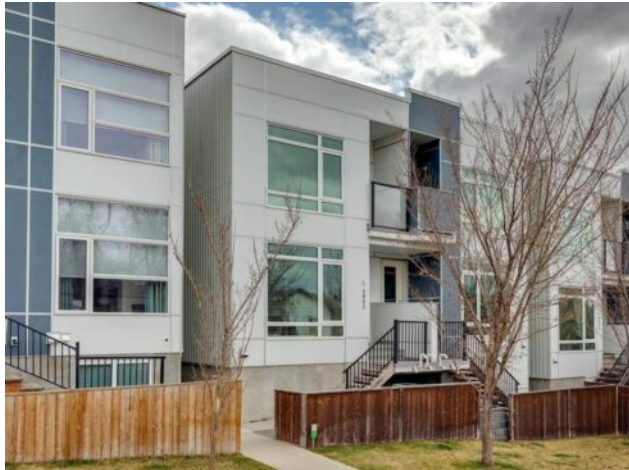
**GRASSROOTS**

REALTY GROUP

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**1, 3802 Parkhill Place SW  
Calgary, Alberta**

**MLS # A2301207**



**\$579,900**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,629 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Covered, Garage Faces Rear, On Street, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 142
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this modern 3-bedroom townhome in the coveted inner-city community of Parkhill, the urban professional's address. Striking curb appeal sets the tone, with 9-ft ceilings and large windows flooding the open-concept main floor with natural light. The contemporary kitchen features quartz countertops, tile backsplash, stainless steel appliance package, built-in pantry, upgraded lighting, and plenty of cabinet space, flowing into a bright dining area and modern living room anchored by a gas fireplace with custom built-ins. Upstairs, the spacious primary bedroom retreat offers a large walk-through closet, private balcony, and double vanity ensuite. Two additional bedrooms are thoughtfully separated by soundproofed walls, ideal as a dedicated home office, nursery, or guest room. Central air conditioning, high-efficiency furnace, and hardwood flooring deliver year-round comfort and quality throughout. Parking includes an oversized single garage with extra storage, plus a covered carport for a second vehicle, available guest parking, and street parking at the front. Exceptionally low condo fees with landscape maintenance included make this an affordable inner-city opportunity. Walk to Stanley Park, river pathways, and the 39 Ave LRT station. Minutes to trendy Mission's shops and restaurants, Chinook Mall, the Stampede Grounds, Saddledome, and the downtown core. Work, live, and play from a central location built for the way you want to live.