



GRASSROOTS
REALTY GROUP

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3816 Parkhill Place SW
Calgary, Alberta

MLS # A2320969



\$499,900

Division:	Parkhill		
Type:	Residential/House		
Style:	Bungalow		
Size:	626 sq.ft.	Age:	1908 (118 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: None

Exceptional redevelopment opportunity in the highly sought-after community of Parkhill. Situated on an M-C1 zoned lot, this property offers outstanding potential for investors, builders, and developers. While the existing home has benefited from numerous recent upgrades—including a newer roof, windows, doors, plumbing lines, electrical panel and wiring, furnace, and hot water tank—the true value lies in the land and its future development potential. An approved Development Permit for a four-storey apartment building is already in place, creating a rare opportunity to develop a long-term income-producing asset in one of Calgary’s most desirable inner-city locations. Whether you are an experienced developer expanding your portfolio or an entrepreneur seeking a manageable multifamily project, this property presents exceptional possibilities.