



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

124 38A Avenue SW
Calgary, Alberta

MLS # A2337876



\$1,100,000

Division:	Parkhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,602 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Hot Tub

CITY VIEWS. RIDGE-SIDE LIVING. PARKHILL. Located steps from the ridge in sought-after Parkhill, this beautifully maintained two-storey, single-family home offers just over 2,000 sq. ft. of living space, four bedrooms, and exceptional flexibility in one of Calgary's most desirable inner-city neighbourhoods. The bright, open-concept main floor is filled with natural light and features hardwood flooring throughout the living and dining areas. A deck off the dining room extends the living space outdoors, creating an inviting spot for morning coffee, summer dining, or simply enjoying the sunshine. The upper level offers comfortable, well-proportioned bedrooms, including a spacious primary retreat with a private ensuite and more flex space. Downstairs, additional flex space provides plenty of options for a family room, fitness area, playroom or workspace. A generously sized laundry room adds excellent function and storage. Thoughtfully maintained and updated, the home features all-new vinyl windows, a new roof completed in 2021, and a new range added in 2025. The private backyard is a retreat of its own, with a deck, hot tub, and privacy fencing, providing a cozy setting for relaxing or entertaining. An attached single garage adds valuable everyday convenience. With downtown views, excellent natural light and the ridge just seconds away, the location is outstanding. Calgary's extensive walking and cycling pathways are close at hand, while downtown and the great amenities of inner city are only minutes away. Four bedrooms, flexible living space, two outdoor areas, significant recent updates and an exceptional Parkhill location—this is a "home that brings together comfort, convenience and inner-city living beautifully".

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Sotheby's International Realty Canada. Information is believed to be reliable but not guaranteed.