

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

MLS® #A2203308

**\$213,999**

1 Bedroom, 1.00 Bathroom, 489 sqft

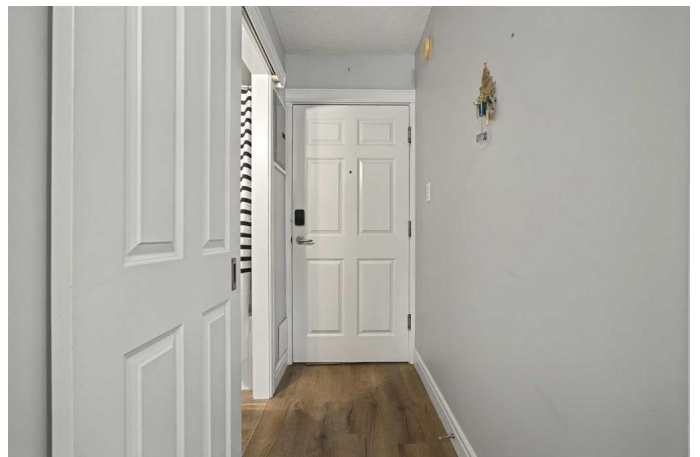
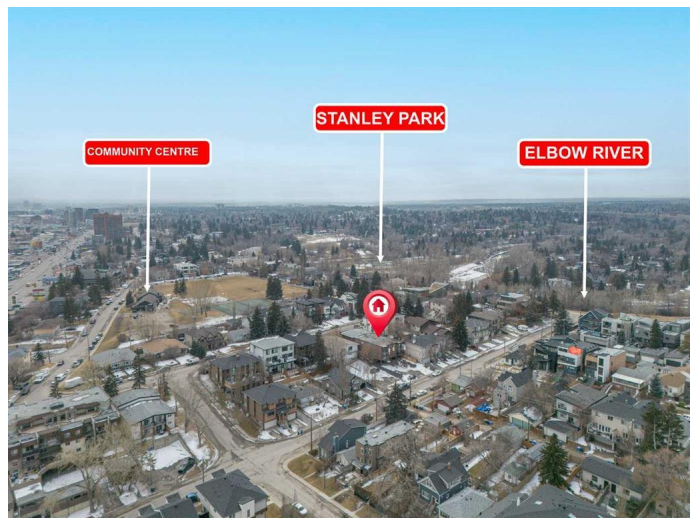
Residential on 0.00 Acres

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 home—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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