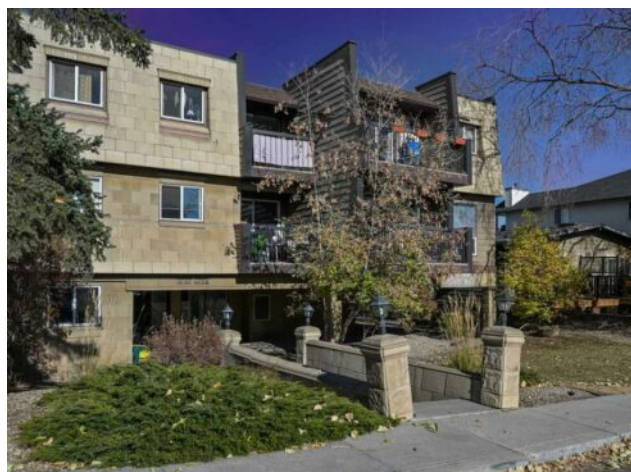


305, 60 38A Avenue SW  
Calgary, Alberta

MLS # A2266030



# \$215,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Parkhill                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 660 sq.ft.                         | Age:   | 1982 (43 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Covered, Stall           |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                             |            |        |
|-------------|-----------------------------|------------|--------|
| Heating:    | Baseboard                   | Water:     | -      |
| Floors:     | Ceramic Tile, Vinyl         | Sewer:     | -      |
| Roof:       | Asphalt Shingle, Tar/Gravel | Condo Fee: | \$ 702 |
| Basement:   | -                           | LLD:       | -      |
| Exterior:   | Stone, Stucco, Wood Frame   | Zoning:    | M-C1   |
| Foundation: | -                           | Utilities: | -      |
| Features:   | Open Floorplan, See Remarks |            |        |

Inclusions: NA

Welcome to Parkview Terrace in the heart of Parkhill, where city living meets everyday comfort in one of Calgary's most desirable inner-city communities. Set along a quiet street just minutes from the Stampede grounds, downtown, and Stanley Park, this bright 660 square foot condo puts the best of urban life right at your doorstep. Morning runs along the Elbow River, afternoon coffees at nearby cafés, or summer evenings taking in the vibrant energy of downtown all become part of your everyday rhythm. Inside, the open layout maximizes every inch of space with a functional kitchen, generous living area, and large windows that fill the home with natural light. Whether you are a first-time buyer who wants to stay connected to the core or an investor searching for a low-maintenance property in a high-demand area, this unit delivers both value and lifestyle. Enjoy the convenience of a covered carport, in-suite laundry, and unbeatable access to C-Train stations, Mission's restaurants, and major commuter routes. Life in Parkhill means being close to everything while still feeling tucked away in one of Calgary's most charming neighborhoods.