

3816 Parkhill Place SW
Calgary, Alberta

MLS # A2174807

\$449,900



Division:	Parkhill		
Type:	Residential/House		
Style:	Bungalow		
Size:	626 sq.ft.	Age:	1908 (116 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Wood	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

M-C1 Lot. This property has recent updates, including a new roof, windows, doors, plumbing lines, electrical panel and wiring, furnace, and water tank. However, it is primarily being sold for its land value. There is immense potential for redevelopment. This is an excellent opportunity to build a single four-story apartment building, ideal for long-term rental income. Alternatively, you can use this small and affordable project to start your own construction company. The plans have been submitted for a Development Permit with the city. Ask your realtor to view the blueprints and plans in the supplements or contact us directly for a viewing and free consultation. Directions from Downtown take Macleod trail south then right on 38 ave then 1st right on Parkhill Place, house is on your right. Less than a 10 minute drive to city centre.