

# \$225,000 - 305, 60 38a Avenue Sw, Calgary

MLS® #A2254620

**\$225,000**

2 Bedroom, 1.00 Bathroom, 670 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

**\*\*OPEN HOUSE\*\*** Sunday Sept 15

12:00-2:00PM-Discover the best of inner-city living in this charming 2-bedroom, 1-bathroom condo nestled in highly sought-after Parkhill.

Enjoy unparalleled convenience with in-suite laundry and a secure, gated covered parking stall. This prime location puts you just minutes from the vibrant energy of Downtown Calgary and the entertainment hub of the Stampede Grounds. Step out your door and explore the numerous parks like Stanley Park, or immerse yourself in the trendy shops and culinary scene of the Mission district. Perfect for professionals, couples, investors or small families seeking a low-maintenance lifestyle without compromising on location. Don't miss this opportunity to live where convenience meets community!

Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254620    |
| Price          | \$225,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 670         |
| Acres          | 0.00        |
| Year Built     | 1982        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 305, 60 38a Avenue Sw |
| Subdivision | Parkhill              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S2Z9                |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Roof Deck |
| Parking Spaces | 1                                       |
| Parking        | Stall                                   |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | See Remarks                                                      |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                        |
| Cooling           | None                                                             |
| # of Stories      | 4                                                                |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 4                   |
| Zoning         | M-C1                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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