



## 117 38 Avenue Calgary Alberta

\$259,900

Step into this delightful 2-bedroom, 1-bath condominium, spanning 1110 square feet, nestled within the charming Parkhill community. This unit, discreetly situated below ground level, boasts a private entrance from its own covered assigned parking spot, in addition to an entrance from the main building access. The condo showcases a contemporary open-concept layout, complete with a spacious flex area and an expansive living and dining space. The kitchen is thoughtfully designed with abundant cabinets, ample counter space, and a convenient breakfast bar. Both bedrooms are generously proportioned, featuring sizable closets. The well-appointed 4-piece bathroom offers a generously sized tub/shower, complemented by ample storage and counter space. Within the unit, you'll find the convenience of in-suite laundry, a combination of sleek slate and laminate flooring, and generously-sized windows that flood the space with natural light. There's plenty of in-suite storage, supplemented by additional storage facilities just across the hallway. Location-wise, this condo is a gem, just steps away from the scenic Stanley Park, where you can relish leisurely walks along picturesque trails and captivating views of the Elbow River. Shopping, schools, LRT and public transit, the Repsol Sports Center, and Chinook Mall are all mere minutes away. NOTABLY, THE CONDO FEES COVER ALL UTILITIES, INCLUDING WATER, HEAT, ELECTRICITY, AND TRASH REMOVAL, SIMPLIFYING YOUR DAY-TO-DAY LIVING.

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4pc Bathroom 5.75 Ft x 9.08 Ft

Bedroom 9.75 Ft x 13.50 Ft

Dining room 16.50 Ft x 8.50 Ft

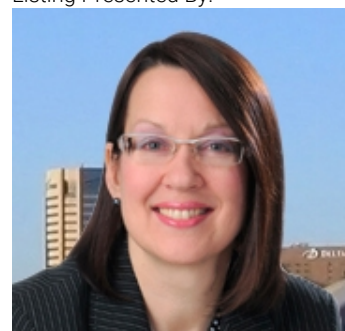
Foyer 18.42 Ft x 8.92 Ft

Kitchen 10.17 Ft x 11.58 Ft

Living room 18.00 Ft x 13.83 Ft

Primary Bedroom 13.58 Ft x 13.50 Ft

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY  
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