



# 103 38A Avenue Calgary Alberta

\$1,300,000

\*OPEN HOUSE - SUNDAY, DEC 15th 1:30-3:30PM\* WHAT AN OPPORTUNITY! AMAZING LOCATION! 9000 SQ FT CORNER LOT - WALKOUT DUPLEX with 10 BEDROOMS. BACKS PARKHILL STANLEY PARK COMMUNITY CENTRE with park, playground and tennis courts. The Premier Ridge of 1A St SW overlooking STANLEY PARK and ELBOW RIVER is just at the end of the street. There are two 3-BEDROOM-1 BATHROOM MAIN LEVEL UNITS and two, 2-BEDROOM-1 BATHROOM LOWER WALKOUT illegal SUITES! Updated flooring throughout. VAULTED CEILINGS throughout the main floor living areas and bedrooms. Each unit has two entrances - front/back and side for each. Two shared laundry areas on the lower level. FOUR SEPARATE FENCED YARDS for EACH UNIT. Plenty of Parking for each unit. Updated windows, furnaces, hot water tanks and more. 2 MIN WALK to the 39th Ave CTRAIN STATION, 7 MIN WALK to STANLEY PARK and POOL. Amenities, Pathways, Parks all just steps away. One lower unit has long term tenant that would like to stay. Book your showing today! (id:6769)

Storage 10.83 Ft x 12.33 Ft  
Storage 12.42 Ft x 10.17 Ft  
Living room 12.67 Ft x 11.50 Ft  
Kitchen 9.75 Ft x 12.00 Ft  
Dining room 10.83 Ft x 13.67 Ft  
Primary Bedroom 11.33 Ft x 12.17 Ft  
Bedroom 9.33 Ft x 12.17 Ft  
Bedroom 9.83 Ft x 9.75 Ft  
4pc Bathroom Measurements not available  
Living room 12.58 Ft x 11.42 Ft

Kitchen 9.83 Ft x 12.00 Ft  
Dining room 10.83 Ft x 13.67 Ft  
Primary Bedroom 11.42 Ft x 12.17 Ft  
Bedroom 9.83 Ft x 9.83 Ft  
Bedroom 9.25 Ft x 12.17 Ft  
4pc Bathroom Measurements not available  
Kitchen 12.75 Ft x 7.42 Ft  
Living room/Dining room 12.17 Ft x 13.25 Ft  
Bedroom 12.17 Ft x 11.83 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca