

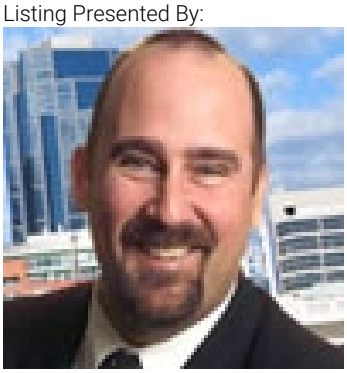
3612 Parkhill Street Calgary Alberta

$460,000

Property is sold as-is for land value. An opportunity to secure a property in the established inner-city community of Parkhill, one of Calgary's sought-after central neighbourhoods. Situated on a 25' x 139' R-CG lot, this residence presents an opportunity for builders, infill developers, and investors seeking land in a well-connected prime inner-city location well under $500,000! Whether you're planning your next project or evaluating the potential of an established residential site, this property offers an opportunity to explore what may be possible in Parkhill. Enjoy proximity to the shops and restaurants of 4th Street, nearby LRT access, Stanley Park, the Elbow River pathways, and Calgary's vibrant inner-city amenities. With convenient access to the Stampede grounds, downtown, and surrounding established communities, the location offers enduring appeal for future residential development, subject to applicable approvals. Buyers are encouraged to conduct their own due diligence regarding zoning, permitted uses, redevelopment potential, building requirements, and any applicable municipal approvals. Bring your plans and explore the possibilities! (id:6769)

Den 6.83 Ft x 7.92 Ft
2pc Bathroom 2.50 Ft x 5.83 Ft
Eat in kitchen 13.25 Ft x 11.33 Ft
Living room 13.08 Ft x 9.17 Ft
4pc Bathroom 3.75 Ft x 8.83 Ft
Bedroom 8.67 Ft x 8.83 Ft
Primary Bedroom 10.50 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:
Charles

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