

# \$215,000 - 305, 60 38a Avenue Sw, Calgary

MLS® #A2266030

**\$215,000**

2 Bedroom, 1.00 Bathroom, 660 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

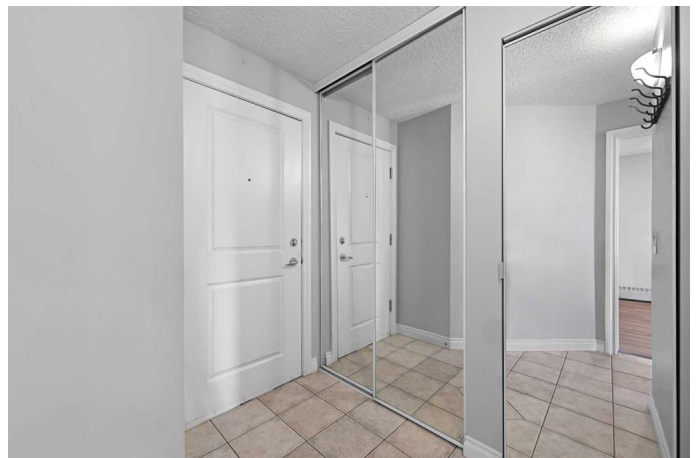
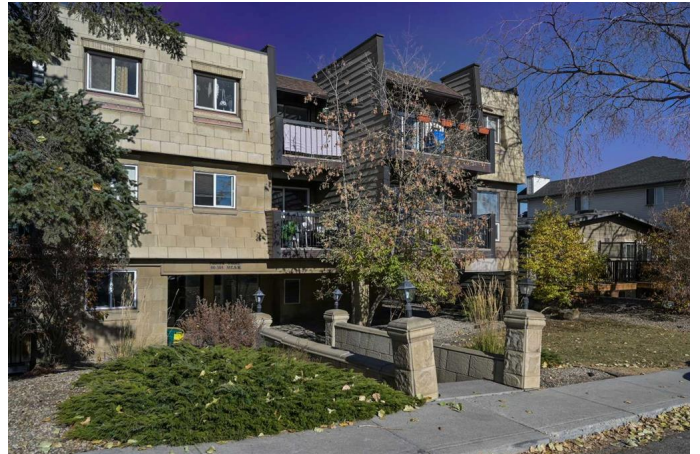
Welcome to Parkview Terrace in the heart of Parkhill, where city living meets everyday comfort in one of Calgary's most desirable inner-city communities. Set along a quiet street just minutes from the Stampede grounds, downtown, and Stanley Park, this bright 660 square foot condo puts the best of urban life right at your doorstep. Morning runs along the Elbow River, afternoon coffees at nearby cafés, or summer evenings taking in the vibrant energy of downtown all become part of your everyday rhythm. Inside, the open layout maximizes every inch of space with a functional kitchen, generous living area, and large windows that fill the home with natural light. Whether you are a first-time buyer who wants to stay connected to the core or an investor searching for a low-maintenance property in a high-demand area, this unit delivers both value and lifestyle. Enjoy the convenience of a covered carport, in-suite laundry, and unbeatable access to C-Train stations, Mission's restaurants, and major commuter routes. Life in Parkhill means being close to everything while still feeling tucked away in one of Calgary's most charming neighborhoods.

Built in 1982

## Essential Information

MLS® #                   A2266030

Price                     \$215,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 660               |
| 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 | T2S 2Z9               |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Roof Deck                |
| Parking Spaces | 1                        |
| Parking        | Assigned, Covered, Stall |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Roof              | Asphalt Shingle, Tar/Gravel |
| Construction      | Stone, Stucco, Wood Frame   |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 23rd, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 4    |
| Zoning         | M-C1 |

## **Listing Details**

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

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