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Century 21 Bamber Realty Ltd
1612 17 Ave SW
Calgary, AB
T2T 0E3

102 41 AV SW, Parkhill, Calgary, Alberta, T2S 0Z2, Ca

MLS®# C4300504



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Property Value	\$969,900
Type	Detached
Style	2 Storey
Basement	Full, Walkout/Walk Up
Parking	1
Year Built	1954
Living Area	1,435 sq.ft.
Lot Frontage	36.75 ft
Lot Size Area	6,985.77 sq.ft.
Bedrooms	5
Bathrooms	2 full

Description

Attention investors!! Extremely rare opportunity in Parkhill/Stanley Park to purchase as a holding property or redevelop. Situated hillside on a large MC-1 37 x 132 corner lot this has tons of potential for any developer to build several units some with city and downtown views. The home itself has been well maintained with a bright and sunny floorplan, and has been set up for success as a holding property with newer windows, newer roof, (2 of each Furnace, HW tank, washers, dryers, fridge, stoves, dishwashers and microwaves). You will find a spacious top floor with 3 beds/1 bath and a walkout basement suite with 2 beds/ 1 bath. There is plenty of parking with a double tandem garage, large driveway, plus another parking pad on side as well as ample street parking. Just minutes to downtown and shops and steps to Stanley Park, paths or transit this is a true gem of a property.







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