2 3804 Parkhill Place SW

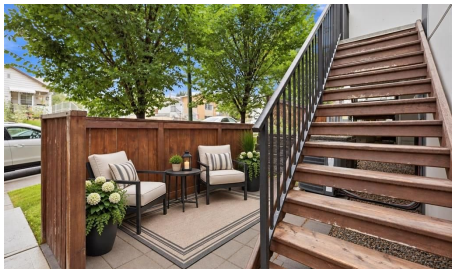
Calgary | Active | MLS® A2348996

$525,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2017**	**1,515.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

A rare opportunity to own a FULLY FURNISHED, ESTABLISHED AIRBNB in the sought-after inner-city community of Parkhill! Offering a truly turnkey opportunity, this bright and beautifully appointed home is being sold fully furnished, allowing a new owner to step into an already successful SHORT-TERM RENTAL or simply move in and enjoy.

Part of a townhouse complex but configured much like a duplex, the home shares just one wall and offers a wonderful sense of privacy. Inside, the bright, open-concept floor plan creates an inviting space for both everyday living and entertaining, with a stylish kitchen featuring STAINLESS STEEL APPLIANCES and plenty of room to gather.

Upstairs, TWO SPACIOUS PRIMARY SUITES each feature their own private ensuite, an ideal layout for Airbnb guests, roommates, or owners looking for added privacy and flexibility. Convenient UPPER FLOOR LAUNDRY completes this level. CENTRAL AIR CONDITIONING keeps the home comfortable throughout the summer months, while an OVERSIZED SINGLE ATTACHED GARAGE provides secure parking along with plenty of ADDITIONAL STORAGE SPACE. Just outside the garage door, a LARGE CARPORT provides covered parking for a second vehicle, giving the property the convenience of TWO DEDICATED PARKING SPACES.

Out front, a charming private seating area creates the perfect spot for morning coffee or an evening glass of wine and adds to the welcoming feel guests love. Located in desirable Parkhill, this property puts guests and owners alike in an exceptional inner-city location with convenient access to downtown and some of Calgary’s most popular dining, shopping, recreation and entertainment destinations.

Whether you’re looking to add a proven short-term rental to your portfolio, purchase a furnished investment property, or simply find a stylish inner-city home where the furniture is already taken care of, this is an opportunity that stands out from the crowd.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348996
Bedrooms	2
Bathrooms	3
Year Built	2017
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,515.1 sq. ft.
Condo Fee:	$120.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	904 sq. ft.
Lot Frontage:	16'11½"
Front Exposure:	West
Entry Level:	2
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2017 (Age: 9)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1710236
Heating:	Forced Air

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Wood Frame
Structure Type:	Duplex
Roof:	Membrane
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Attached Carport, Covered, Garage Faces Rear, Single Garage Attached, Tandem
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Parkhill
Amenities:	Snow Removal, Storage, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Window Coverings, All Furniture, TV & TV Mount, Wall Art & Decor, Lamp & Light Fixtures, Bedroom & Bathroom Linens, Kitchen Utensils & Accessories
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Allowed

Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 10'9" × 9'4" ·
Main Floor	Kitchen · 15'6" × 10'11" ·
Main Floor	Living Room · 15' × 13'10" ·
Main Floor	Storage · 5' × 3'2" ·
Upper Level	Bedroom - Primary · 15'5" × 13'11" ·
Upper Level	Bedroom · 13'11" × 10'4" ·
Lower Level	Furnace/Utility Room · 8'7" × 4'7" ·
Lower Level	Storage · 12'1" × 3' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s), Front Porch
Lot Features:	Back Lane, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-3804-parkhill-place-sw-calgary-a2348996/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.