

# \$309,900 - 301, 4108 Stanley Road Sw, Calgary

MLS® #A2205881

**\$309,900**

1 Bedroom, 1.00 Bathroom, 768 sqft  
Residential on 0.00 Acres

Parkhill, Calgary, Alberta

This bright and spacious 1 bedroom top-floor end-unit is ready to welcome new owners! Nestled between McLeod Trail and Stanley Park, the location is an unrivalled blend of convenience where inner-city living meets an abundance of walking trails, bike paths, shops, dining and transit access. This unit features an open main living area, a gas fireplace, granite countertops, a generous breakfast bar and a spacious pantry. The balcony will have you enjoying more sunrises with unobstructed views to the east, and enjoying more evenings with a natural gas line waiting to have your barbecue ready to go on demand. Just a 5 minute drive north to downtown or a 5 minute drive south to Chinook Mall, youâ€™ll find yourself commuting with ease. The 39th LRT Station is nearby, so with a titled underground parking stall keeping your vehicle warm and secure, you can venture out and enjoy the wealth of amenities in the community and beyond. Downstairs on the main floor, a well-kept fitness centre is available for residents in this pet-friendly, non-smoking complex. Units in this well-managed complex donâ€™t come up often so seize the opportunity to call this one your own!

Built in 2004

## Essential Information

MLS® #	A2205881
Price	\$309,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	301, 4108 Stanley Road Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2P4

### **Amenities**

Amenities	Elevator(s), Visitor Parking, Fitness Center
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Lighting
-------------------	------------------------

Lot Description	Landscaped
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	9
Zoning	M-C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.