

# \$1,075,000 - 4516 Stanley Road Sw, Calgary

MLS® #A2210625

**\$1,075,000**

6 Bedroom, 3.00 Bathroom, 1,123 sqft

Residential on 0.32 Acres

Parkhill, Calgary, Alberta

Situated on an 14,144+/- sq. ft pie lot with downtown views awaits this exceptional holding or redevelopment property in Parkhill. Live up, rent down! Recently renovated with new kitchens, baths, flooring, paint plus a new 6 car garage with the potential to add in lifts for a 12 car garage! Incredible opportunity for any car enthusiast! Featuring over 1,123 sq. ft of living space on the main plus 3 bedrooms, an open and bright floor plan with large windows throughout including an updated kitchen with granite counters and stainless steel appliance package. Formal living room plus dining room with access to the updated back deck overlooking the oversized back yard with downtown views. Two updated baths complete the main – a 3 piece plus a 4 piece. The fully developed, walk-up lower (illegal) suite is the perfect income maker to supplement with private direct access, additional 1,123 sq. ft of living space showcasing spacious living areas with large windows including 3 additional bedrooms, updated 4 piece bath, new flooring plus a fully updated kitchen. Both the main and lower have their own separate laundry areas. Additional features include an updated exterior and a new deck with glass insert railings in the private tree-lined backyard. This home is truly a private retreat in an urban setting. Conveniently located close to top inner city schools, trendy 4th Street shopping and dining, Britannia shopping Centre, Chinook Mall, The Glencoe Club plus a magnitude of inner city parks and city pathways including



Stanley Park and Sandy Beach. With city transportation a few short steps away, access to the core is a breeze. Donâ€™t let this incredible opportunity pass you by, book your viewing today!

Built in 1955

**Essential Information**

MLS® #	A2210625
Price	\$1,075,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,123
Acres	0.32
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4516 Stanley Road Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S2P9

**Amenities**

Parking Spaces	12
Parking	Quad or More Attached
# of Garages	6

**Interior**

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

	Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Treed, Views, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.