# \$499,900 - 3612 Parkhill Street Sw, Calgary

MLS® #A2213280

#### \$499,900

2 Bedroom, 2.00 Bathroom, 972 sqft Residential on 0.08 Acres

Parkhill, Calgary, Alberta

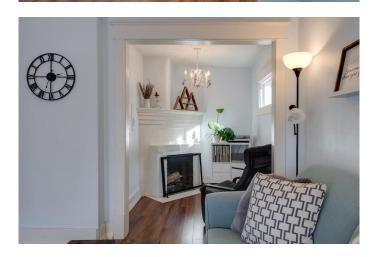
Step into a space that radiates warmth, possibility, and the timeless charm of Calgary's historic Parkhill. Whether you're drawn to its current character or envision creating something new, this property holds space for both.

Thoughtful upgradesâ€"including a new roof with Legacy Class 4 shingles (2022), enhanced flashing and vents, and select updated windowsâ€"bring peace of mind while preserving the home's original essence. Upstairs, you'll find two bright and airy bedrooms and a full bath. The main floor invites you in with a sunny and relaxing west-facing enclosed front porch that sets the stage for a warm welcome. Inside, the living room features a cozy nook with operable wood-burning fireplace, and an eat-in kitchen that opens to a lush, private backyard. A spacious side porchâ€"ideal for bike and seasonal storageâ€"along with main-floor laundry and a convenient powder room, makes everyday living feel easy and intentional.

Nestled on a 25' x 139' lot with mature trees, this property offers a rare combination of privacy, charm, and potential. Enjoy the serenity as-is, or dream bigger with future development plans. All of this plus convenient access to the local shops and restaurants of 4th Street, the LRT, river pathways, and Stanley Park & Elbow Park. Saddledome, Stampede, grocery stores, banks are all a







stone throw away. The perfect blend of city convenience and detached-home ownership!

#### Built in 1908

#### **Essential Information**

MLS® # A2213280 Price \$499,900

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1
Square Footage 972
Acres 0.08

Year Built 1908

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**

Address 3612 Parkhill Street Sw

Subdivision Parkhill
City Calgary
County Calgary
Province Alberta
Postal Code T2S 0H6

#### **Amenities**

Parking Off Street

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Den, Mantle, Wood Burning

Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features Private Yard

Lot Description No Neighbours Behind, Rectangular Lot, See Remarks, Treed

Roof Cedar Shake

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 19th, 2025

Days on Market 13

Zoning R-CG

### **Listing Details**

Listing Office Charles

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