

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

MLS® #A2213280

**\$499,900**

2 Bedroom, 2.00 Bathroom, 972 sqft

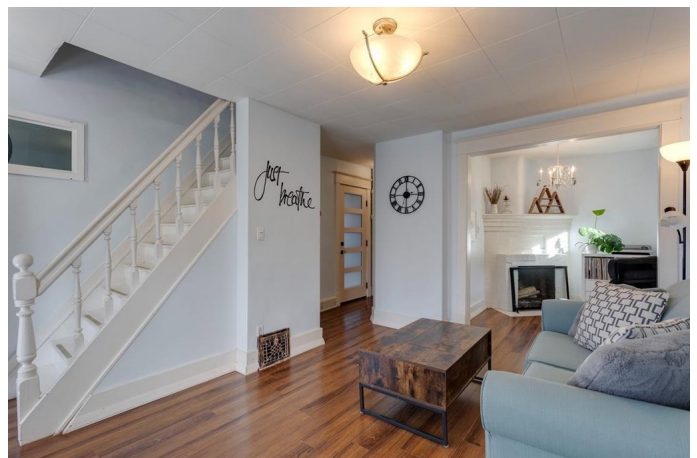
Residential on 0.08 Acres

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 upgrades—including a new roof with Legacy Class 4 shingles (2022), enhanced flashing and vents, and select updated windows—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 porch—ideal for bike and seasonal storage—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 | 10               |
| Zoning         | R-CG             |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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