$799,000 - 3610 Parkhill Street Sw, Calgary

MLS® #A2246377

$799,000

1 Bedroom, 2.00 Bathroom, 3,222 sqft
Residential on 0.16 Acres

Parkhill, Calgary, Alberta

Welcome to this massive house located in one of Calgary's premier communities, boasting an enviable location close to Stanley Park, the picturesque Elbow River, and a plethora of shopping areas. Nestled close to the city core, this property presents a golden opportunity for those seeking a clean canvas to develop their dream home.

Attention INVESTORS, DEVELOPERS and RENOVATION ENTHUSIASTS - this house offers endless potential and invites creative vision to transform it into a remarkable masterpiece. With a generous lot size spanning almost 7,000 square feet, the possibilities are only limited by your imagination. Whether you aspire to craft a contemporary oasis or restore its classic charm, this house provides the ideal platform to bring your vision to life. This RC-2 lot provides many usages. You could develop your dream home, build a duplex, build TWO single homes or renovate the large existing structure (all dependant on City Permits).

The convenience of an attached double car garage ensures effortless access and ample storage space, while street parking remains readily available for both residents and guests. Families will appreciate the abundance of nearby schools, offering a range of educational options for children of all ages.

Prepare to be captivated by the sheer size of
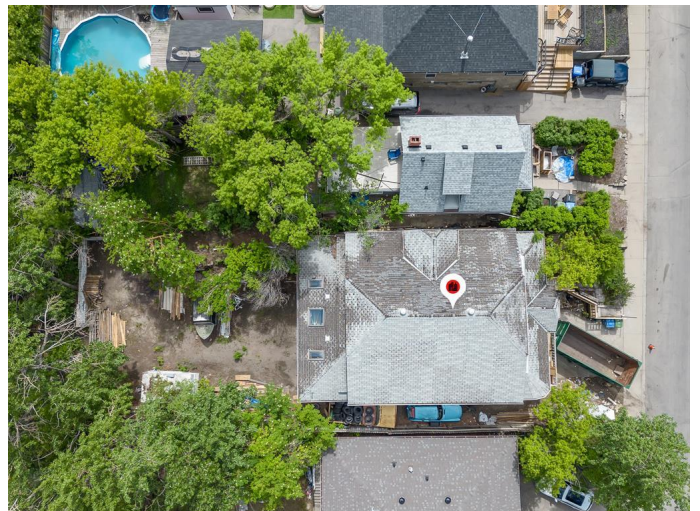
this property, as it boasts an impressive square footage that allows for generous living spaces and endless possibilities for customization. The large square footage creates an inviting atmosphere where every member of the household can find their own personal sanctuary.

Imagine unwinding on the front balcony, sipping your morning coffee or indulging in breathtaking sunsets while enjoying the tranquil ambiance of the neighborhood. This feature adds a touch of charm to the exterior and provides a space to relax and immerse yourself in the surrounding beauty.

With all these incredible attributes, this house presents a rare opportunity for those with a discerning eye for potential. Don't miss your chance to be part of this thriving community and shape your dream home exactly to your specifications. Embrace the exciting journey of renovation and investment, and create a haven that will stand the test of time. To book a private showing, contact your favourite realtor today!

Built in 1947

Essential Information

MLS® #	A2246377
Price	$799,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	3,222
Acres	0.16
Year Built	1947
Type	Residential
Sub-Type	Detached

Style	1 and Half Storey
Status	Active

Community Information

Address	3610 Parkhill Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S2Z6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, On Street
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	None
Heating	See Remarks
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot, Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Real Broker