

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

MLS® #A2213280

**\$499,900**

2 Bedroom, 2.00 Bathroom, 972 sqft

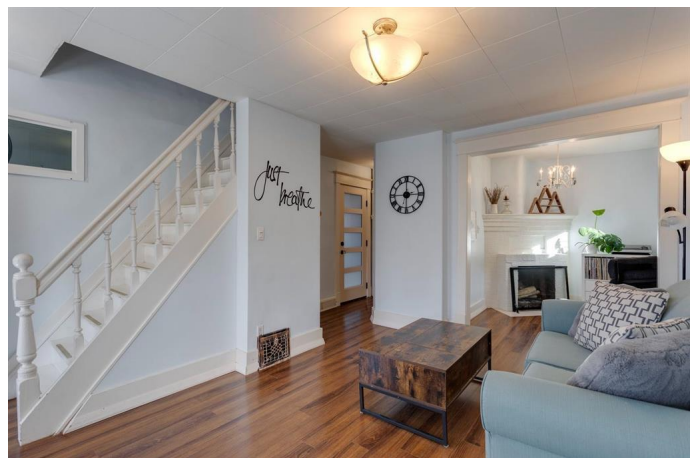
Residential on 0.08 Acres

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
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**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	16
Zoning	R-CG

## Listing Details

Listing Office	Charles
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