

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

MLS® #A2196629

**\$499,900**

2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.08 Acres

Parkhill, Calgary, Alberta

Inner-City Opportunity Under \$500K! Don't miss this opportunity to own a piece of Parkhill's charm with endless future potential. Welcome to this beautifully maintained and thoughtfully updated century home in the sought-after community of Parkhill. Whether you're looking for a move-in-ready residence or a prime development opportunity, this property offers the best of both worlds. Notable updates include a new roof (August 2022) with Legacy Class 4 shingles, new flashing and vents, and some updated windows throughout, ensuring durability and peace of mind. Inside, the upper floor features two bright bedrooms and a full 4-piece bathroom, while the main floor offers a welcoming enclosed front porch—a sunny retreat where plants thrive, creating a greenhouse-like oasis. The cozy living room features a charming nook with a wood-burning fireplace, while the eat-in kitchen overlooks the picturesque backyard. A spacious side porch, main-floor laundry, and a convenient powder room complete the layout. Situated on a 25' x 139' lot with mature trees and no alley behind, this home presents a rare chance to enjoy as-is or plan for future development. The walkable location places you just minutes from 4th Street's vibrant shops and caf  s, the LRT, scenic river pathways, and parks.

Built in 1908

## Essential Information



MLS® #	A2196629
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, Electric Stove, Refrigerator, Window Coverings, Dryer, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Den, Mantle
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Rectangular Lot, Treed, No N
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	March 1st, 2025
Days on Market	49
Zoning	R-CG

**Listing Details**

Listing Office	Charles
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