

\$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 cafés, 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 |
|---------|------------|

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 Rectangular Lot, No Neighbors
Roof Cedar Shake
Construction Wood Frame
Foundation Poured Concrete



Additional Information

Date Listed March 1st, 2025
Days on Market 37
Zoning R-CG

Listing Details

Listing Office Charles

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