

\$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
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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
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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 40
Zoning R-CG

Listing Details

Listing Office Charles

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