

# \$460,000 - 3612 Parkhill Street Sw, Calgary

MLS® #A2244700

**\$460,000**

2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.08 Acres

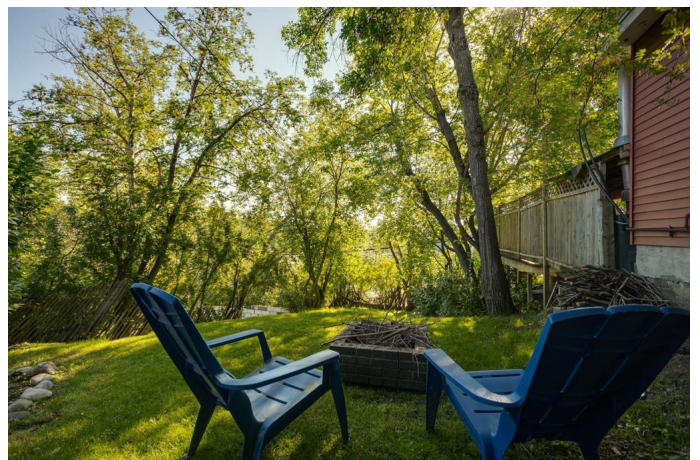
Parkhill, Calgary, Alberta

Welcome to 3612 Parkhill Street SW—a soulful space in the heart of one of Calgary’s most storied neighbourhoods. This isn’t just a property—it’s an opportunity to feel truly at home, whether you’re seeking a cozy nest steeped in character, or a canvas for your next chapter.

As someone who believes every home has its match, I can tell you: this one radiates with warmth, welcome, and untapped potential. Tucked among mature trees on a 25’ x 139’ lot, this home whispers of quiet mornings on the porch, evenings by the fire, and the kind of charm you can’t quite replicate.

Inside, thoughtful touches offer both comfort and peace of mind—Legacy Class 4 shingles (2022), upgraded flashing and vents, and newer windows that honour the integrity of the home’s original design. The light-filled upper level offers two calming bedrooms and a full bath, while the main floor wraps you in a sense of ease with its west-facing sunroom, cozy wood-burning fireplace, and an eat-in kitchen that spills into a lush, private backyard.

Practicality shines here too—main-floor laundry, a handy powder room, and a side porch perfect for bikes or seasonal gear make daily life feel grounded and simple. It’s a home that feels both loved and lived in—with room for dreams to grow.



And when you do step out, youâ€™re perfectly placed. Parkhill offers that rare blend of inner-city living and community calm. Wander to the nearby shops and cafes of 4th Street, hop on the LRT, stroll the river pathways, or unwind in Stanley Park. The Saddledome, Stampede grounds, and essential amenities are just minutes awayâ€”bringing ease to every part of your lifestyle.

3612 Parkhill Street SW isnâ€™t just a houseâ€”itâ€™s a place waiting for the right person or family to make it home. Could that be you?

Letâ€™s explore the connection. \*This home is being sold as-is where-is\*

Built in 1908

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244700          |
| Price          | \$460,000         |
| 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        | Mantle, Wood Burning, Den                                                                     |
| 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    | August 7th, 2025 |
| Days on Market | 42               |
| Zoning         | R-CG             |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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