

3610 Parkhill Street SW Calgary, Alberta

MLS # A2262612



\$670,000

Division:	Parkhill				
Type:	Residential/House				
Style:	2 Storey				
Size:	3,210 sq.ft.	Age:	1947 (78 yrs old)		
Beds:	1	Baths:	1		
Garage:	Double Garage Attached				
Lot Size:	0.16 Acre				
Lot Feat:	Back Yard				

Heating:	Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: none

Judicial sale: Prime opportunity in one of Calgary's most sought-after communities—steps from Stanley Park, the Elbow River, and minutes to downtown. This large RC-2 lot (almost 7,000 sq. ft.) features a gutted home ready for redevelopment or a full renovation. Endless potential—build your dream home, a duplex, or two new infills (subject to city approval). With over 3200 SQF of living space above grade, let your imagination take the lead!