

**3609 Parkhill Street SW**  
**Calgary, Alberta**

**MLS # A2264912**



**\$965,000**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parkhill                                                         |               |                   |
| <b>Type:</b>     | Residential/Duplex                                               |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                  |               |                   |
| <b>Size:</b>     | 1,870 sq.ft.                                                     | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                           |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Close to Clubhouse, Creek/River/Stream/Pond |               |                   |

|                    |                                                                                                               |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Huge price improvement! Nearly 2600 sqf living space inner-city infill in the highly desirable community of Parkhill for under \$1 million! Experience the best of both worlds : walk or bike to work downtown, and when you come home, the Elbow River and Stanley Park are just a stone's throw away, offering endless outdoor activities and natural beauty right at your doorstep. With nearly 2,600 square feet of living space, this home features 4 bedrooms and 3.5 baths, combining urban convenience with modern comfort. Enjoy 9-ft ceilings on both the main floor and the fully developed basement, in-floor heating in all bathrooms, and 3-way fireplaces in both the living room and primary suite for cozy winter evenings. The newly refinished SOLID WOOD floors, BRAND NEW carpet, and fresh professional paint throughout the main and upper levels give the home a bright, move-in-ready feel. Double HEATED garage completes the package. The oversized west-facing deck and spacious backyard are perfect for summer gatherings &mdash; a rare luxury in the inner city. You'll love the unbeatable location: steps to Stanley Park and the Elbow River pathway, a short walk to the C-Train, Stampede Park, trendy 4th Street shops, and top-rated schools including Rideau Park (K&dash;9) and Western Canada High School. No condo or HOA fees &mdash; enjoy true inner-city living with space, style, and nature all around.