

\$1,025,000 - 3616 2 Street Sw, Calgary

MLS® #A2239579

\$1,025,000

4 Bedroom, 4.00 Bathroom, 1,891 sqft

Residential on 0.07 Acres

Parkhill, Calgary, Alberta

OPEN HOUSE 2 to 4pm SATURDAY JULY 26. This position within Parkhill is prime, 1/2 block to the ridge and Elbow River parklands, on a fully developed street with friendly neighbours and low traffic count, yet an easy walk to the desirable 4th Street commercial amenities, multiple top-notch schools, incredible parks, recreational facilities and the Glencoe Club. This extensively renovated home features an open concept layout that was made for entertaining. The timeless white kitchen is outfitted with ceiling high solid wood cabinetry, aqua-marine glass backsplash and large quartz island. Main level features walnut stained hardwood floors and an array of large windows. The sunken living room has French doors leading to a tranquil courtyard setting with deck and patio. An open-riser staircase ascends to vaulted ceilings with skylights on the 2nd floor, exuding an abundance of natural light. Laundry up and 3 beds, incl. the open concept primary bedroom with luxurious 5 pce ensuite separated by a gas fireplace. Fully developed lower level with large rec. room, 3 pce bath and flex room/gym/office/4th bedroom. Some of the more recent improvements include in 2015 the highest quality Malarkey Legacy shingles on the house & garage, professionally landscaped front & rear yards plus completely re-plumbed to remove the Poly B Piping (with the exception of one short piece that runs along the ceiling of the games room inside the duct work to the outside garden hose/tap). In 2017 replaced 3



exterior doors & 3 windows in living room & 2 secondary bedrooms, upgraded insulation under L.R. & powder room cantilevers & around electrical box, Hardy Plank siding on house & garage, gorgeous fascia above front porch plus eavestroughs with gutter guards & downspouts on house. In 2018 a new Induction Cooktop and Built-in oven were installed. In 2022 a 96% efficient furnace & tankless hot water. This could be the one you have been waiting for.....

Built in 1993

Essential Information

MLS® #	A2239579
Price	\$1,025,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.07
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3616 2 Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1T8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

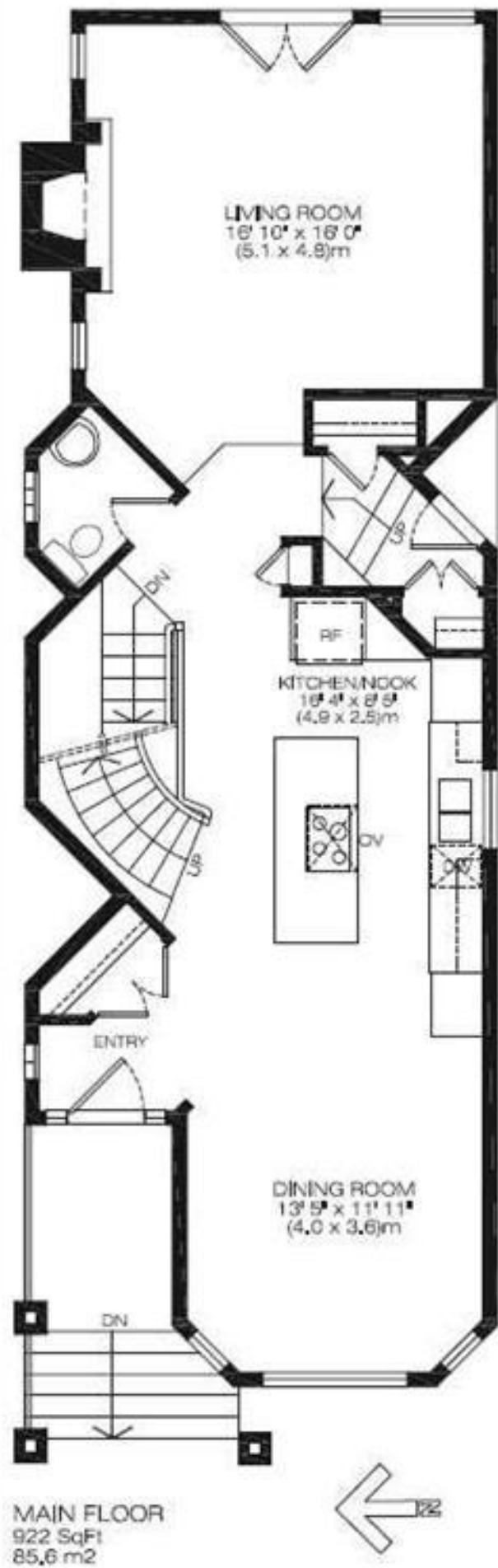
# of Garages	2
Interior	
Interior Features	Ceiling Fan(s), Closet Orga Vaulted Ceiling(s), Skylight(s)
Appliances	Dishwasher, Dryer, Microw Water Softener, Window Co Heater
Heating	High Efficiency, Forced Air, N
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Landscaped, Le Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, V
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	1
Zoning	R-C2

Listing Details

Listing Office	RE/MAX Realty Professionals
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