\$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 SWâ€"a soulful space in the heart of one of Calgary's most storied neighbourhoods. This isn't just a propertyâ€"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.

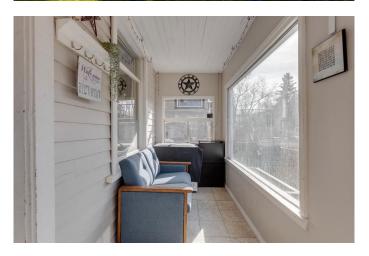
As someone who believes every home has its match, I can tell you: this one radiates with warmth, welcome, and untapped potential. Tucked among mature trees on a 25' x 139' lot, this home whispers of quiet mornings on the porch, evenings by the fire, and the kind of charm you can't quite replicate.

Inside, thoughtful touches offer both comfort and peace of mindâ€"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 tooâ€"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 inâ€"with room for dreams to grow.







And when you do step out, you'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 isn't just a houseâ€"it's a place waiting for the right person or family to make it home. Could that be you?

Let'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 Smoking Home, No Animal Home

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings, Microwave Hood Fan

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, See Remarks, Rectangular Lot, Treed

Roof Cedar Shake
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2025

Days on Market 100 Zoning R-CG

Listing Details

Listing Office Charles

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