

# \$499,900 - 3612 Parkhill Street Sw, Calgary

MLS® #A2213280

**\$499,900**

2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.08 Acres

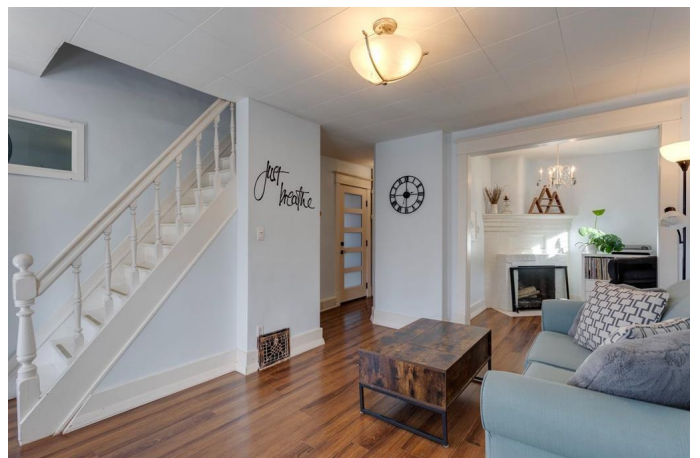
Parkhill, Calgary, Alberta

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, 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 away—bringing ease to every part of your lifestyle.

3612 Parkhill Street SW isn't just a house—it's a place waiting for the right person or family to make it home. Could that be you?

Let's explore the connection.

Built in 1908

## Essential Information

MLS® #	A2213280
Price	\$499,900
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
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### 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	Den, Mantle, Wood Burning
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	April 19th, 2025
Days on Market	61
Zoning	R-CG

### Listing Details

Listing Office	Charles
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