

\$965,000 - 3609 Parkhill Street Sw, Calgary

MLS® #A2264912

\$965,000

4 Bedroom, 4.00 Bathroom, 1,870 sqft

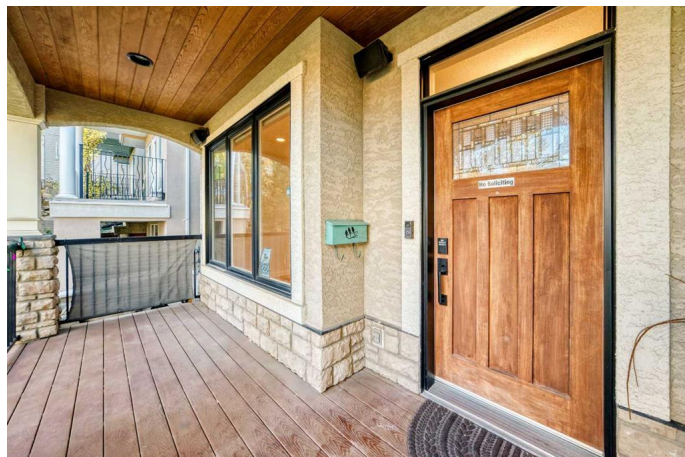
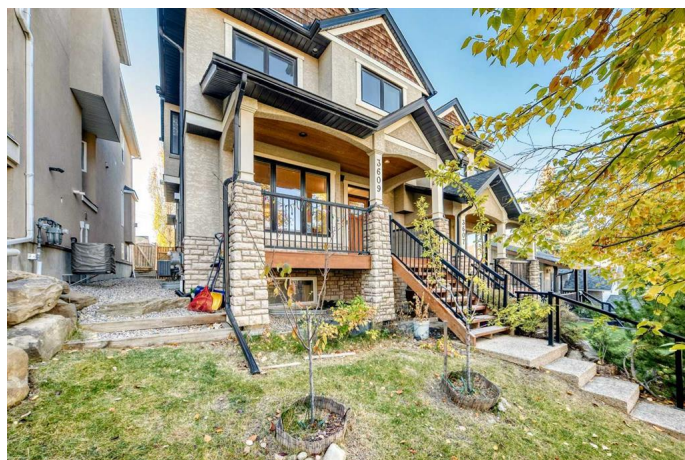
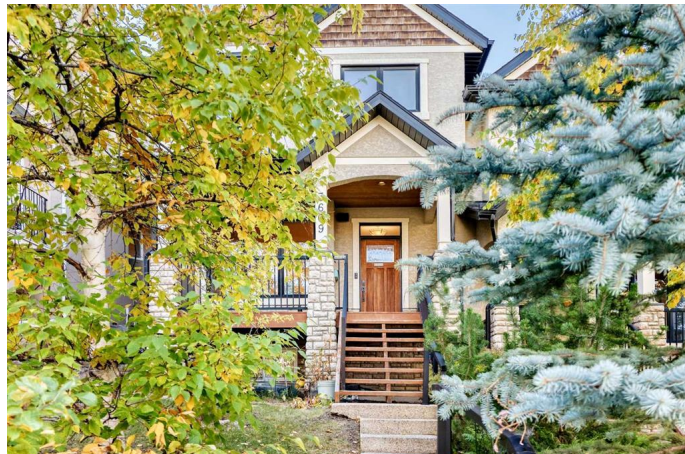
Residential on 0.08 Acres

Parkhill, Calgary, Alberta

Huge price improvement! Nearly 2600 sqft 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 stoneâ€™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 â€™ a rare luxury in the inner city. Youâ€™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 (Kâ€™9) and Western Canada High School.



No condo or HOA fees – enjoy true inner-city living with space, style, and nature all around.

Built in 2007

Essential Information

MLS® #	A2264912
Price	\$965,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,870
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3609 Parkhill Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Z5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Disposal
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, City Lot, Creek/River/Stream/Pond, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	Grand Realty
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