

\$986,000 - 3609 Parkhill Street Sw, Calgary

MLS® #A2264912

\$986,000

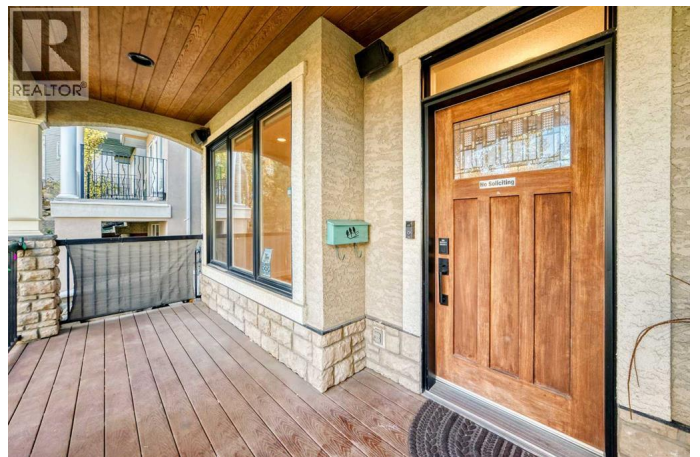
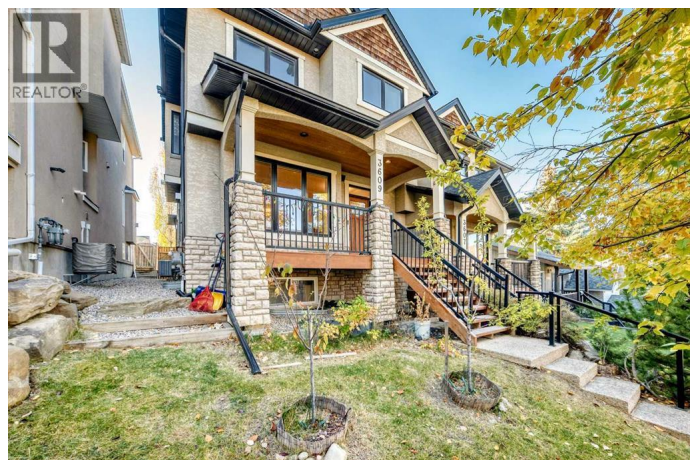
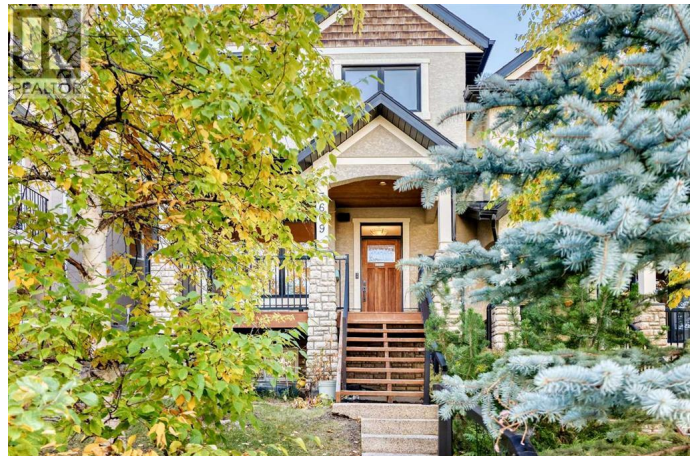
4 Bedroom, 4.00 Bathroom, 1,870 sqft

Single Family on 0.08 Acres

Parkhill, Calgary, Alberta

This might be your last chance to own a 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 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. 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 â€“ enjoy true inner-city living with space, style, and nature all around. (id:6289)

Built in 2007



Essential Information

Listing #	A2264912
Price	\$986,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,870
Acres	0.08
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3609 Parkhill Street Sw
Subdivision	Parkhill
City	Calgary
Province	Alberta
Postal Code	T2S2Z5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Other, Back lane, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Electric, Range - Electric, Dishwasher, Garburator, Microwave Range Hood Combo, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

Grand Realty



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