

\$899,900 - 3609 Parkhill Street Sw, Calgary

MLS® #A2264912

\$899,900

4 Bedroom, 4.00 Bathroom, 1,870 sqft

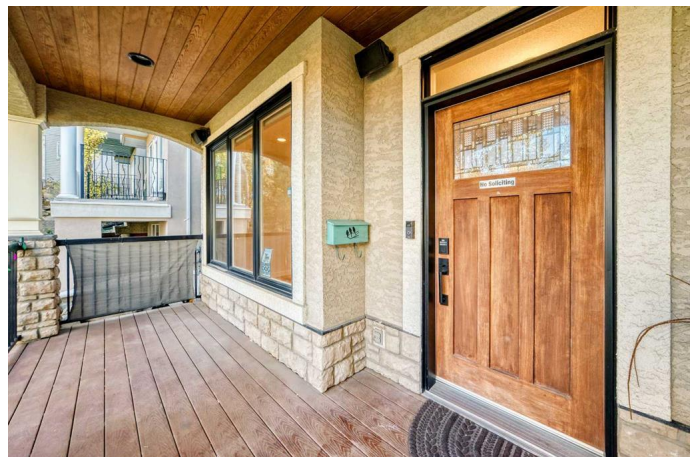
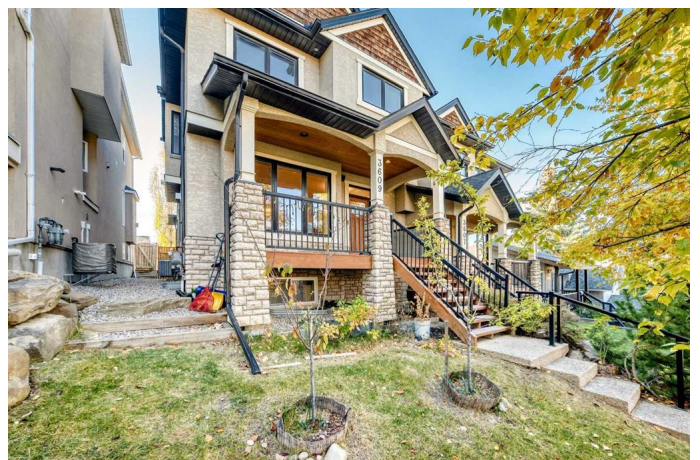
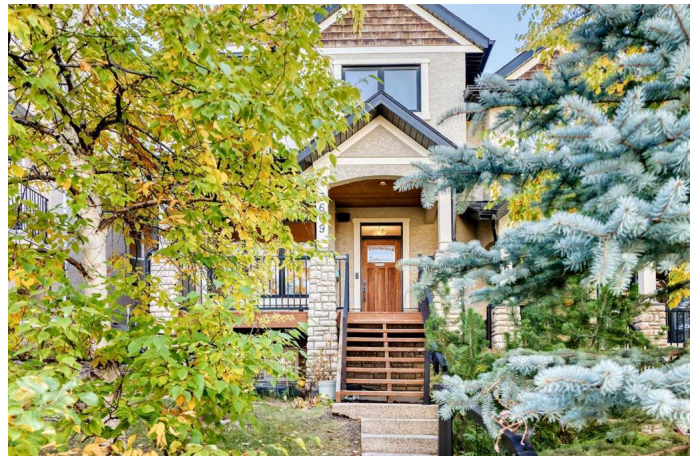
Residential on 0.08 Acres

Parkhill, Calgary, Alberta

Major Price adjustment ! \$86K reduction.
PRICED TO SELL ! Open house on Sunday
9th from 2 to 4 PM. 2600 sf 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 (K-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	\$899,900
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, Close to Clubhouse, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	Grand Realty
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