

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

MLS® #A2264912

**\$965,000**

4 Bedroom, 4.00 Bathroom, 1,870 sqft

Residential on 0.08 Acres

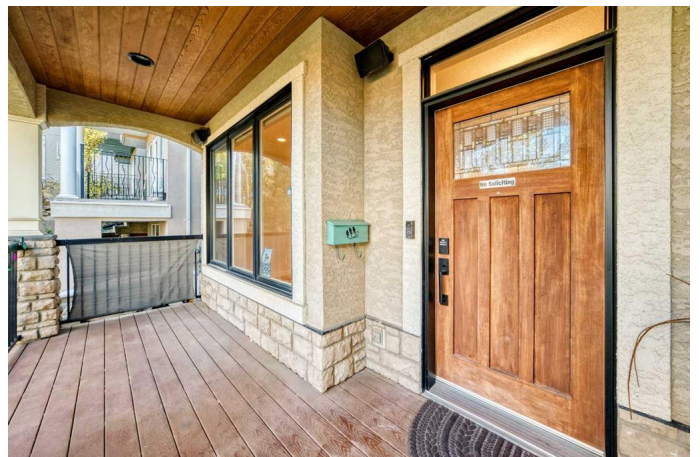
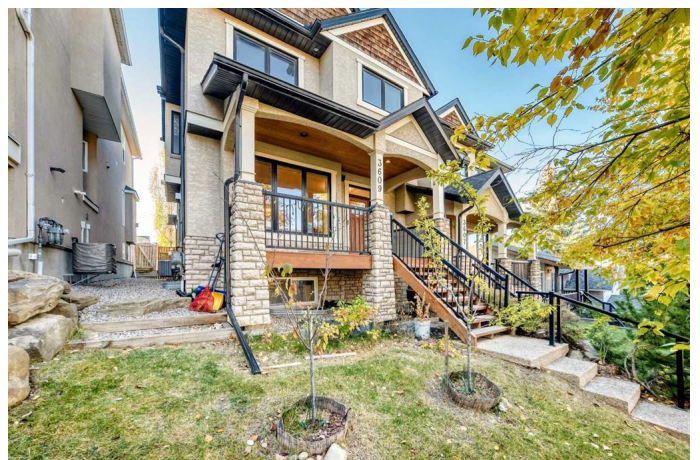
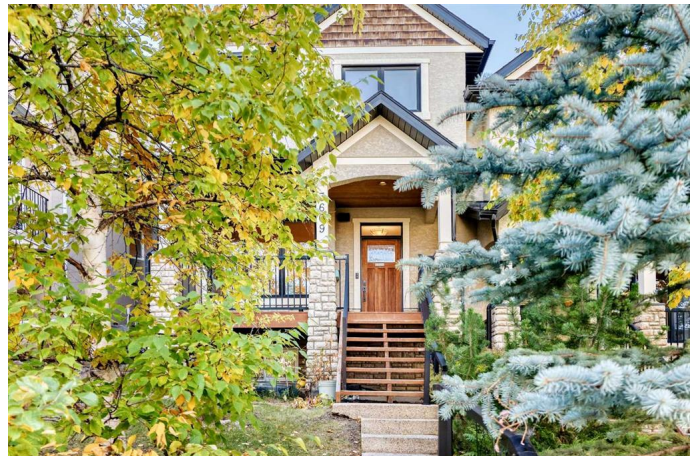
Parkhill, Calgary, Alberta

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.

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.

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        | Finished, 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 | 12                 |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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