



GRASSROOTS
REALTY GROUP

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**3610 Parkhill Street SW
Calgary, Alberta**

MLS # A2262612



\$670,000

Division:	Parkhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,210 sq.ft.	Age:	1947 (78 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Prime opportunity in one of Calgary's most sought-after communities—steps from Stanley Park, the Elbow River, and minutes to downtown. This large RC-2 lot (almost 7,000 sq. ft.) features a gutted home ready for redevelopment or a full renovation. Endless potential—build your dream home, a duplex, or two new infills (subject to city approval). With over 3200 SQF of living space above grade, let your imagination take the lead!