

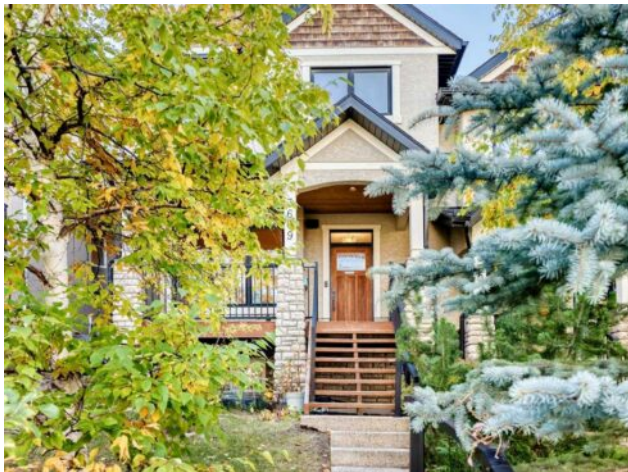


GRASSROOTS
REALTY GROUP

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3609 Parkhill Street SW
Calgary, Alberta

MLS # A2264912



\$986,000

Division:	Parkhill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,870 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Close to Clubhouse, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

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 stone'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 — a rare luxury in the inner city. You'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 (‐9) and Western Canada High School. No condo or HOA fees — enjoy true inner-city living with space, style, and nature all around.