



**3620 Parkhill Street SW  
Calgary, Alberta**

**MLS # A2151713**



**\$700,000**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1924 (100 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** n/a

\*OPEN HOUSE SAT JUL 27, 12-3:00 PM!\* Welcome to 3620 Parkhill Street SW - A PRIME INVESTMENT OPPORTUNITY. Looking for the perfect cash flow-positive property with the potential to redevelop and build! Discover the exceptional 3-level split home, perfectly positioned in a desirable neighbourhood. Envision picturesque views of the mountains and downtown while enjoying the highly sought-after community of Parkhill. Boasting the ability to generate \$4000+ monthly in long-term rental revenue there’s no rush to start building or would make a perfect Airbnb rental. The residence features extensive renovations that blend modern comfort with classic charm. The updated bathrooms are stylish and functional, while the sleek plank flooring and elegant granite countertops throughout the home add a touch of luxury. This turnkey property has a total of three separate illegal suites with separate entrances and kitchens, and one bedroom. The home offers one bedroom, one bath on the main level, and two bedrooms, one bath in the back (rental income \$2,150) and basement illegal suites. Enjoy the convenience of a heated detached garage and proximity to the serene river, Stanley Park, Chinook Mall and scenic walking pathways. With the LRT station just a short distance away, commuting and exploring the city is a breeze. This property combines functional living with prime location benefits, making it a fantastic investment opportunity. Don’t miss your chance to own a home that offers both comfort and potential.