3612 Parkhill Street SW

Calgary | Active | MLS® A2354602

$460,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1908**	**972 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Property is sold as-is for land value. An opportunity to secure a property in the established inner-city community of Parkhill, one of Calgary's sought-after central neighbourhoods. Situated on a 25' x 139' R-CG lot, this residence presents an opportunity for builders, infill developers, and investors seeking land in a well-connected prime inner-city location well under $500,000! Whether you're planning your next project or evaluating the potential of an established residential site, this property offers an opportunity to explore what may be possible in Parkhill. Enjoy proximity to the shops and restaurants of 4th Street, nearby LRT access, Stanley Park, the Elbow River pathways, and Calgary's vibrant inner-city amenities. With convenient access to the Stampede grounds, downtown, and surrounding established communities, the location offers enduring appeal for future residential development, subject to applicable approvals. Buyers are encouraged to conduct their own due diligence regarding zoning, permitted uses, redevelopment potential, building requirements, and any applicable municipal approvals. Bring your plans and explore the possibilities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354602
Bedrooms	2
Bathrooms	2
Year Built	1908
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey
Total Living Area:	972 sq. ft.
Main Level Finished Area:	632 sq. ft.
Upper Level Finished Area:	340 sq. ft.

Below Grade Finished Area:	362 sq. ft.
Acreage:	No
Lot Area:	3,466 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Levels:	One and One Half
Total Rooms Above Grade:	5
Year built:	1908 (Age: 118)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	1742S
Heating:	Forced Air, Natural Gas
Basement:	Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Cedar Shake
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	1

Fireplace Details:	Den, Mantle, Wood Burning
Garage:	No
Parking:	Off Street
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Hall, Main Level
City Quadrant:	Southwest
Community:	Parkhill
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	See Remarks
Main Floor	Den · 7'11" × 6'10" ·
Main Floor	Eat in Kitchen · 13'3" × 11'4" ·
Main Floor	Living Room · 13'1" × 9'2" ·
Upper Level	Bedroom · 8'10" × 8'8" ·
Upper Level	Bedroom - Primary · 10'6" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Enclosed, Front Porch, Rear Porch, Side Porch
Lot Features:	No Neighbours Behind, Rectangular Lot, See Remarks, Treed
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3612-parkhill-street-sw-calgary-a2354602/

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