3816 Parkhill Place SW

Calgary | Active | MLS® A2320969

$485,000





Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1908**	**626 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Creekside Realty

A closer look

Exceptional redevelopment opportunity in the highly sought-after community of Parkhill. Situated on an M-C1 zoned lot, this property offers outstanding potential for investors, builders, and developers. While the existing home has benefited from numerous recent upgrades-including a newer roof, windows, doors, plumbing lines, electrical panel and wiring, furnace, and hot water tank-the true value lies in the land and its future development potential.

An approved Development Permit for a four-storey apartment building is already in place, creating a rare opportunity to develop a long-term income-producing asset in one of Calgary's most desirable inner-city locations. Whether you are an experienced developer expanding your portfolio or an entrepreneur seeking a manageable multifamily project, this property presents exceptional possibilities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320969
Bedrooms	1
Bathrooms	1
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:	Bungalow
Total Living Area:	626 sq. ft.
Main Level Finished Area:	626 sq. ft.
Acreage:	No

Lot Area:	3,250 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	2
Year built:	1908 (Age: 118)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	5793U
Heating:	Forced Air
Basement:	Partial, Unfinished, None
Foundation:	Wood
New Constr.:	No
Construction Material:	Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Off Street
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	See Remarks
City Quadrant:	Southwest
Community:	Parkhill
Appliances:	None
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 15'8" × 11'7" ·
Main Floor	Bedroom · 11'3" × 8' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Jun 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3816-parkhill-place-sw-calgary-a2320969/

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