\$799,888 - 3610 Parkhill Street Sw, Calgary

MLS® #A2170094

\$799,888

1 Bedroom, 2.00 Bathroom, 3,222 sqft Residential on 0.16 Acres

Parkhill, Calgary, Alberta

Welcome to this massive house located in one of Calgary's premier communities, boasting an enviable location close to Stanley Park, the picturesque Elbow River, and a plethora of shopping areas. Nestled close to the city core, this property presents a golden opportunity for those seeking a clean canvas to develop their dream home.

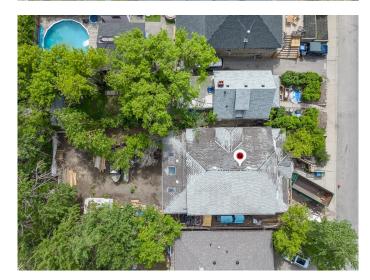
Attention INVESTORS, DEVELOPERS and RENOVATION ENTHUSIASTS - this house offers endless potential and invites creative vision to transform it into a remarkable masterpiece. With a generous lot size spanning almost 7,000 square feet, the possibilities are only limited by your imagination. Whether you aspire to craft a contemporary oasis or restore its classic charm, this house provides the ideal platform to bring your vision to life. This RC-2 lot provides many usages. You could develop your dream home, build a duplex, build TWO single homes or renovate the large existing structure (all dependant on City Permits).

The convenience of an attached double car garage ensures effortless access and ample storage space, while street parking remains readily available for both residents and guests. Families will appreciate the abundance of nearby schools, offering a range of educational options for children of all ages.

Prepare to be captivated by the sheer size of







this property, as it boasts an impressive square footage that allows for generous living spaces and endless possibilities for customization. The large square footage creates an inviting atmosphere where every member of the household can find their own personal sanctuary.

Imagine unwinding on the front balcony, sipping your morning coffee or indulging in breathtaking sunsets while enjoying the tranquil ambiance of the neighborhood. This feature adds a touch of charm to the exterior and provides a space to relax and immerse yourself in the surrounding beauty.

With all these incredible attributes, this house presents a rare opportunity for those with a discerning eye for potential. Don't miss your chance to be part of this thriving community and shape your dream home exactly to your specifications. Embrace the exciting journey of renovation and investment, and create a haven that will stand the test of time. To book a private showing, contact your favourite realtor today!

Built in 1947

Essential Information

MLS® # A2170094 Price \$799,888

Bedrooms 1

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 3,222

Acres 0.16

Year Built 1947

Type Residential

Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 3610 Parkhill Street Sw

Subdivision Parkhill
City Calgary
County Calgary
Province Alberta
Postal Code T2S2Z6

Amenities

Parking Spaces 4

Parking On Street, Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features See Remarks

Appliances None

Heating See Remarks

Cooling None
Has Basement Yes

Basement See Remarks, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description City Lot, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2024

Days on Market 190 Zoning R-CG

Listing Details

Listing Office Real Broker

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