

3611 Parkhill Street SW
Calgary, Alberta

MLS # A2331772



\$949,900

Division:	Parkhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters		

Inclusions: TV Mount

Opportunity to live in one of Calgary's most sought-after neighbourhoods in a detached home offering a private west-facing backyard on a 140 foot deep, beautifully landscaped lot. Perfectly positioned just a short walk from the boutiques, cafés, and restaurants of vibrant 4th Street Village, this exceptional location is also moments from Calgary's top-rated schools, the picturesque Elbow River pathway system, and only minutes to downtown. Upon entering, you'll immediately appreciate the rich oak hardwood floors, elegant formal dining room, and thoughtfully renovated open-concept kitchen complete with a breakfast nook, generous workspace, custom cabinets and professional-grade appliances. Designed for both everyday living and entertaining, the main floor offers a warm and inviting atmosphere filled with natural light and anchored by a cozy gas fireplace. Upstairs, the spacious primary retreat provides a peaceful escape with a beautifully appointed ensuite featuring a classic clawfoot tub. Two additional bedrooms offer large windows, generous closets, and convenient access to a well-designed four-piece bathroom. The laundry space is also ideally located on this level for everyday convenience. The lower level feels remarkably bright thanks to its oversized windows and features a substantial rumpus room, abundant storage, and flexible space for a home gym, media room, or children's play area. Completing the home are a double detached OVERSIZED garage, central air conditioning, a new furnace (2026) + hot water tank (2026), Central Vacuum and mature landscaping that creates a private outdoor setting to enjoy throughout the seasons.