



**GRASSROOTS**

REALTY GROUP

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**3608 2 Street SW  
Calgary, Alberta**

**MLS # A2313546**

**\$1,375,000**



<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,349 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Kitchen Island, See Remarks, Skylight(s)		

**Inclusions:** basement freezer, steam shower (as-is)

**\*\* Open House Sunday June 14th from 11:30AM -1:00PM! \*\*** Nestled in one of Calgary's most sought-after inner-city communities, this exceptional Parkhill residence, designed by McDowell & Associates, combines timeless architecture with modern comfort. Situated on an extra-wide 36.5-foot lot, just steps from the ridge with panoramic downtown views and moments from the ravine, this home offers a rare opportunity to enjoy nature, city views, and urban convenience in one remarkable location. Thoughtfully designed with an open-concept floor plan, soaring 10-foot ceilings, and expansive windows that flood the home with natural light, the main level is both elegant and inviting. The seamless layout is ideal for everyday living and entertaining alike. The spacious primary retreat offers a luxurious escape, featuring a spa-inspired ensuite with a generous walk-in closet, and a private balcony showcasing beautiful downtown views. Two additional bedrooms and a full bathroom complete the upper level. The fully developed lower level provides exceptional flexibility with a fourth bedroom, full bathroom, and a comfortable family room anchored by a second fireplace—perfect for guests, teens, or additional living space. Extensive upgrades enhance both style and functionality, including all new interior lighting, custom cabinetry, updated windows, exterior improvements, professional landscaping, a new rear deck, furnace, and heat pump. Parkhill is renowned for its unparalleled lifestyle, offering quick access to downtown, walking distance to the boutique shops and acclaimed restaurants of Mission's 4th Street, and direct access to the Elbow River pathway system and Stanley Park. Families will appreciate the proximity to some of Calgary's most respected schools, including Rideau Park School and Western Canada High School, both

within easy reach. The beautifully landscaped, private backyard, surrounded by mature trees, creates a tranquil outdoor retreat—perfect for enjoying a morning coffee, summer entertaining, or simply unwinding at the end of the day. A rare offering in an exceptional location, combining sophisticated design, extensive upgrades, and one of Calgary’s most desirable neighbourhood settings.