



**GRASSROOTS**  
REALTY GROUP

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**3611 Parkhill Street SW**  
**Calgary, Alberta**

**MLS # A2331772**

**\$979,900**



No Photo Available

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

|                    |                                                                                    |                   |      |
|--------------------|------------------------------------------------------------------------------------|-------------------|------|
| <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>   | 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, caf&eacute;s, 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 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.