



THE
A-TEAM

**RE/MAX
FIRST**

3620 PARKHILL Street, Calgary T2S 2Z6

MLS®#: **A2151713**

Area: **Parkhill**

Listing Date: **07/26/24**

List Price: **\$700,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1924**
Lot Information
Lot Sz Ar: **3,466 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,077**
Low Sqft:
Ttl Sqft: **1,077**

DOM

52
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **3 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Level**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Outdoor Grill**

Construction: **Composite Siding,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 11`9"
Foyer	Main	5`8" x 5`4"
3pc Bathroom	Main	6`6" x 5`0"
Kitchen With Eating Area	Main	10`9" x 7`4"
Bedroom	Second	7`10" x 7`8"
Game Room	Basement	16`6" x 9`10"
Flex Space	Basement	8`10" x 5`10"

Room	Level	Dimensions
Eat in Kitchen	Main	12`0" x 9`0"
Den	Main	12`4" x 5`9"
Living Room	Main	12`1" x 9`10"
Bedroom	Main	8`9" x 8`8"
3pc Bathroom	Second	7`5" x 3`10"
Bedroom	Basement	11`6" x 5`11"
Laundry	Basement	5`6" x 5`0"

3pc Bathroom

Basement

6`4" x 5`8"

Furnace/Utility Room
Legal/Tax/Financial

Basement

6`4" x 3`9"

Title:
Fee Simple
Legal Desc:

17425

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to 3620 Parkhill Street SW - A PRIME INVESTMENT OPPORTUNITY. Looking for the perfect cash flow-positive property with the potential to redevelop and build! Discover the exceptional 3-level split home, perfectly positioned in a desirable neighbourhood. Envision picturesque views of the mountains and downtown while enjoying the highly sought-after community of Parkhill. Boasting the ability to generate \$4000+ monthly in long-term rental revenue there's no rush to start building or would make a perfect Airbnb rental. The residence features extensive renovations that blend modern comfort with classic charm. The updated bathrooms are stylish and functional, while the sleek plank flooring and elegant granite countertops throughout the home add a touch of luxury. This turnkey property has a total of three separate illegal suites with separate entrances and kitchens, and one bedroom. The home offers one bedroom, one bath on the main level, and two bedrooms, one bath in the back (rental income \$2,150) and basement illegal suites. Enjoy the convenience of a heated detached garage and proximity to the serene river, Stanley Park, Chinook Mall and scenic walking pathways. With the LRT station just a short distance away, commuting and exploring the city is a breeze. This property combines functional living with prime location benefits, making it a fantastic investment opportunity. Don't miss your chance to own a home that offers both comfort and potential.**

Inclusions:
Property Listed By: **n/a
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123