



THE
A-TEAM

**RE/MAX
FIRST**

3819 PARKHILL Street, Calgary T2S 2Z5

MLS®#: **A2165040** Area: **Parkhill** Listing Date: **09/11/24** List Price: **\$589,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1912** Abv Sqft: **1,460**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,476 sqft** Ttl Sqft: **1,460**
 Lot Shape:

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Bookcases,Built-in Features,High Ceilings,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	12`0" x 11`11"
Kitchen	Main	11`4" x 13`3"	Living Room	Main	12`0" x 16`2"
Office	Main	6`11" x 11`11"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`5" x 7`11"	Bedroom - Primary	Upper	10`5" x 14`8"
Bedroom	Upper	7`2" x 9`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1742S

Zoning:
R-C2

Remarks

Pub Rmks:

Discover this beautifully updated 3-bedroom character home offering nearly 1,500 sqft of living space on the quiet and charming Parkhill Street. Step into a bright and airy main floor featuring an open-concept living and dining area, anchored by a stunning floor-to-ceiling fireplace. The modern kitchen includes cherry cabinets, an eating bar, and new appliances, along with a cozy breakfast nook. The main floor also features a versatile den and a convenient 2-piece powder room. Upstairs, you'll find three bedrooms and a 4-piece bathroom with a charming clawfoot tub. This home has been thoughtfully upgraded with a new roof, new furnace, newer hot water tank, updated electrical, plumbing, and newer windows. Outside, enjoy the west-facing backyard oasis, complete with a professionally landscaped interlocking brick patio, perfect for relaxation or entertaining. The property also includes a double detached garage (built in 2003). Ideally located near Stanley Park, Elbow River pathways, schools, shopping, 4th Street's restaurants, and just minutes from downtown, this home is perfect for a professional couple or young family!

Inclusions:
Property Listed By:

**Fridge in basement.
Charles**

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









