

\$995,000 - 3609 1a Street Sw, Calgary

MLS® #A2264427

\$995,000

3 Bedroom, 2.00 Bathroom, 1,215 sqft
Residential on 0.14 Acres

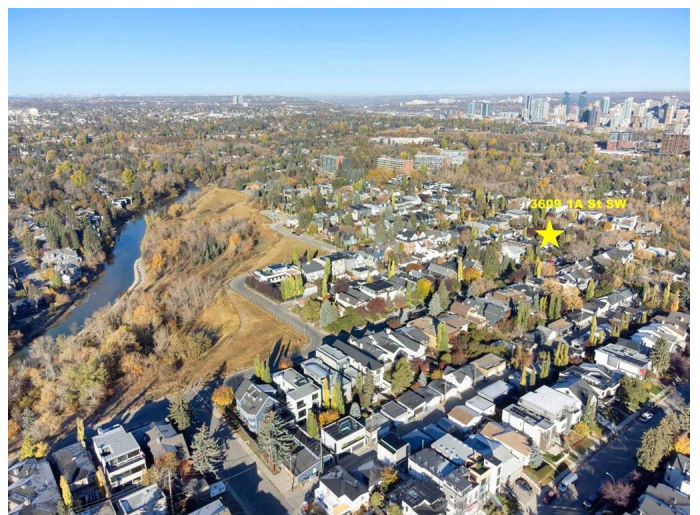
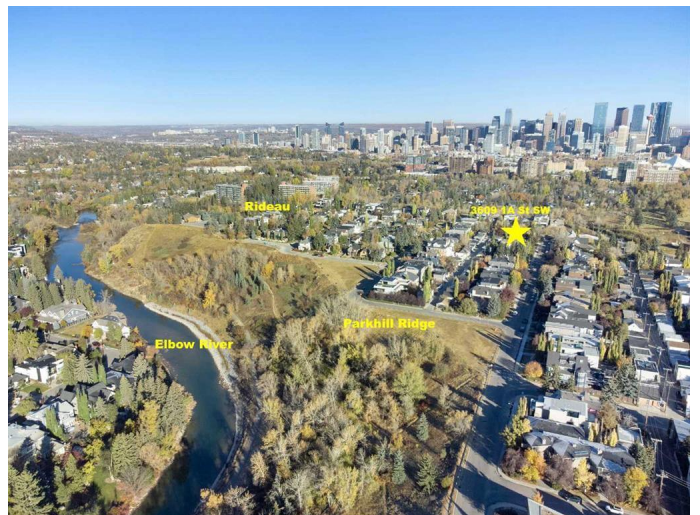
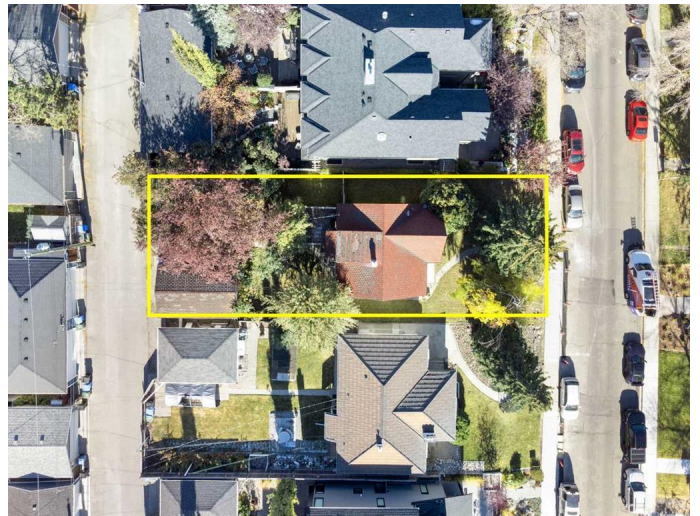
Parkhill, Calgary, Alberta

Set in the prestigious inner-city community of Parkhill, this exceptional property is situated on a 50 x 120-foot lot in an amazing location just a block from the Elbow River pathway system. Surrounded by natural beauty and urban convenience, it's mere steps to River Park, Mission's vibrant 4th Street caf  s and restaurants, top-rated schools, and the C-Train. Downtown is just minutes away, and with easy access to major transit routes and Macleod Trail, you're perfectly positioned for all nearby amenities, shopping, and city access. Whether you're looking to build your dream home or invest in one of Calgary's most desirable neighbourhoods, this property offers the perfect blend of luxury, lifestyle, and inner-city connection. The existing 1.5 storey home features three bedrooms  one on each level  and two bathrooms, with one located on the main floor and another in the basement. This is a rare opportunity to secure a prime piece of real estate in a truly unbeatable location.

Built in 1945

Essential Information

MLS® #	A2264427
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,215
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	3609 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1R4

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dock
Lot Description	Back Lane, Back Yard, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	1

Zoning

R-CG

Listing Details

Listing Office

eXp Realty

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