

\$1,425,000 - 202, 3650 2 Street Sw, Calgary

MLS® #A2258160

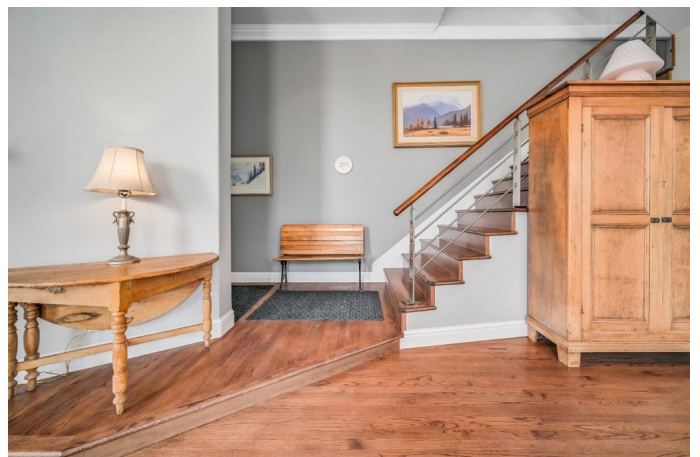
\$1,425,000

2 Bedroom, 3.00 Bathroom, 2,235 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Welcome to the iconic Parkhill School – a striking blend of brick and sandstone architecture and a cherished historic landmark, thoughtfully transformed in 1993 into just four exclusive residences. This top-floor suite occupies the premier position in the building, offering three exposures (south, east, and west) and breathtaking panoramic views of the Elbow River valley and the Rocky Mountains. Designed over two expansive levels, this unique home features soaring 12 foot ceilings on the main floor, beautiful hardwood flooring, and an abundance of natural light through oversized windows, skylights, and French doors. The elegant living and dining areas open onto a spacious west facing balcony, while the sunlit kitchen and family room at the rear of the home flow out onto your private deck, perfect for morning coffee or evening entertaining. Upstairs, a stunning skylit staircase leads to two generously sized bedrooms, both with vaulted ceilings, private ensuite bathrooms, and individual balconies. The primary suite also boasts an attached office that could easily be converted into a 3rd bedroom. Additional features include a common elevator, a private back entrance with mudroom and laundry/storage area, plus a rare double detached garage with a massive (over 400 sq/ft) rooftop deck ideal for taking in the serene surroundings. Situated in one of Calgary’s most desirable communities, this one of a kind home offers the perfect balance of heritage charm and contemporary



sophistication.

Built in 1912

Essential Information

MLS® #	A2258160
Price	\$1,425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,235
Acres	0.00
Year Built	1912
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	202, 3650 2 Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S1T8

Amenities

Amenities	Elevator(s), Park, Secured Parking
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Crown Molding, Elevator, Granite Counters, High Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance, Storage
Lot Description	Back Lane, Landscaped, Private, Treed
Roof	Asphalt
Construction	Brick, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	40
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX iRealty Innovations
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