



Erin Ferguson
Phone: 403-992-3746
Mobile:
Fax:
Email: erin@erinferguson.ca
Office: 403-992-3746

Century 21 Bamber Realty Ltd
1612 17 Ave SW
Calgary, AB
T2T 0E3

244 SUPERIOR AV SW, Scarboro, Calgary, Alberta, T3C 2H9, Ca

MLS®# C4295635



Image not found or type unknown

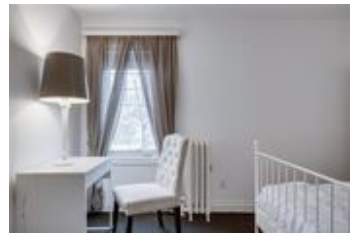
Property Value	\$1,250,000
Type	Detached
Style	2 Storey
Basement	Finished, Full
Parking	Double Garage Attached, Oversized
Year Built	1912
Living Area	3,017 sq.ft.
Lot Frontage	60.33 ft
Lot Size Area	9,224 sq.ft.
Bedrooms	6
Bathrooms	3 full & 1 half

Description

Located on a quiet tree-lined street in historic Scarboro & situated on a sweeping 857 sq m corner lot, this splendid, gracious character home has been beautifully renovated & designed by Paul Lavoie, creating warmth while maintaining the original charm of the home. The main level presents hardwood floors, wainscoting & some leaded glass windows which showcase the spacious foyer, formal living & dining rooms. The family room with access to the back deck is open to the well-appointed kitchen finished with quartz counter tops, breakfast bar, island, tons of storage space & top of the line stainless steel appliance package. A tranquil front den/office with fireplace is tucked away just off the foyer. The master retreat is also on the main floor & boasts a built-in wardrobe that spans one wall & a spa-inspired 5 piece ensuite with dual sinks, a freestanding soaker tub & glass enclosed shower. Main floor laundry & a 2 piece powder room complete the main level. The second level introduces a large central landing, 4 good-sized bedrooms & a 4 piece main bath. The bonus loft level is well-lit with skylights & is ideal for an additional bedroom, kids play area or studio space. Basement development includes a huge recreation room with fireplace, sixth bedroom, 3 piece bath & mudroom with access to the oversized underdrive garage. Further features include a roomy front porch, park-like fenced back yard with deck & underground sprinkler system. The home has undergone extensive electrical & plumbing upgrades, a new roof was installed approximately 6 years ago & the boiler/steam systems have been updated. Also enjoy the convenient location, close to vibrant 17th Avenue dining & entertainment, Bow River pathways, schools, shopping, public transit & just a few minutes to the downtown core.







Disclaimer

The information posted on this website is intended only for the information of its readers. While all attempts are made to insure the correctness and suitability of information under our control and to correct any errors brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other linked information presented, referenced, or implied. Any decisions or actions taken based on any information in this site, or any sites linked to it, are the sole responsibility of the user.