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**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**



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

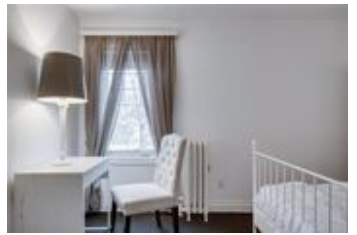
## Description

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.









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