

# \$1,295,000 - 524 Scarboro Avenue Sw, Calgary

MLS® #A2185083

**\$1,295,000**

3 Bedroom, 3.00 Bathroom, 1,369 sqft  
Residential on 0.13 Acres

Scarboro, Calgary, Alberta

Rare opportunity to purchase a fully renovated walkout bungalow in the sought after community of Scarboro! This gorgeous home has over 2,500 sq ft of living space and has been taken down to the studs and completely transformed into a modern masterpiece. Large open concept floor plan with formal front foyer, mud room off the garage, open beam vaulted ceilings, incredible kitchen with quartz counter tops, upgraded appliances including beverage drawers and gas stove, stunning gas fireplace, half bath and plenty of pot lights throughout. Spacious main floor primary bedroom with walk-in closet and a beautiful 4-piece ensuite complete with an amazing tiled shower and double vanity. Large walkout basement includes a family room with additional fireplace, two bedrooms, full bath, laundry room and plenty of storage. Huge deck off the main floor kitchen to enjoy the downtown views and a private covered patio down below that would be perfect for a future hot tub. Large landscaped back yard, single attached garage and a large driveway for additional parking. Absolutely everything has been done in this home to get it ready for the next great family. Just steps from Sunalta school & playground and just a short walk or ride into work downtown. Amazing location and an absolutely incredible quality renovation! This one won't be around for long so call today to book your private showing!

Built in 1959



## Essential Information

MLS® #	A2185083
Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,369
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	524 Scarboro Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2H6

## Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Street Lighting, Private, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 2nd, 2025
Days on Market	95
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.