



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2320 SUNSET Avenue, Calgary T3C 2M8**

MLS®#: **A2138702**      Area: **Scarboro/Sunalta West**      Listing Date: **09/28/24**      List Price: **\$1,988,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 City/Town: **Calgary**  
 Year Built: **1960**  
Lot Information  
 Lot Sz Ar: **8,029 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,886**  
 Low Sqft:  
 Ttl Sqft: **1,886**

DOM

**47**  
Layout  
 Beds: **5 (2 3 )**  
 Baths: **3.5 (3 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Level,Rectangular Lot,See Remarks,Sloped,Sloped Down,Views**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Other,Private Yard,Storage**

Construction: **Wood Frame**  
 Flooring: **Hardwood,See Remarks,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Other,Range Hood,Refrigerator,See Remarks,Tankless Water Heater,Washer,Window Coverings**  
 Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance,Skylight(s),Soaking Tub,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`11" x 4`8"	4pc Ensuite bath	Main	9`0" x 11`8"
Bedroom	Main	10`2" x 11`2"	Breakfast Nook	Main	16`2" x 9`9"
Dining Room	Main	13`10" x 11`0"	Foyer	Main	10`4" x 8`0"
Kitchen	Main	20`2" x 12`4"	Kitchen	Main	16`2" x 25`7"

<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`9" x 16`8"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`11" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 11`7"</b>	<b>Kitchenette</b>	<b>Basement</b>	<b>10`9" x 5`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`4" x 16`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`11" x 9`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`11" x 13`9"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>11`1" x 12`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>13`2" x 19`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>22`3" x 30`3"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>21`2" x 18`10"</b>	<b>Pantry</b>	<b>Main</b>	
<b>Mud Room</b>	<b>Main</b>		<b>Storage</b>	<b>Basement</b>	

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1**  
 Legal Desc: **5451GI**

Remarks

Pub Rmks: **HOME SWEET HOME! This is your RARE OPPORTUNITY to own this breathtaking, RENOVATED, luxurious bungalow in UPPER SCARBORO on a massive 70' x 115' lot with mature landscaping. Featured in this dream home are 5 bedrooms, 3.5 bathrooms, 4,410+ SQFT of magnificently modern living space professionally designed by Melinda Richardson at Premise Design, exquisite curb appeal and pride of ownership throughout. The main floor offers a spectacular open concept layout loaded with natural sunlight, PANORAMIC, DOWNTOWN SKYLINE VIEWS and sleek finishing's. You will find a large living room with floor to ceiling windows & cozy concrete panel wood burning fireplace, formal dining room, DREAM GOURMET CHEFS KITCHEN with a focal point center Quartztile island, backsplash & walls, eating bar, sophisticated lighting fixtures, sleek 2 tone/black cabinetry, walk-in pantry, pull-out pantry shelves & premium stainless steel appliances including a 48" Wolf stove, Sub-Zero refrigerator, Wolf microwave drawer & Miele dishwasher. Completing the floor is a generous sized bedroom/office, lavish 2 piece vanity bathroom & the prestigious primary bedroom with two closets & spa-like 5 piece ensuite bathroom with double vanity sinks & tile surround shower with double shower heads & duel bench seating. Heading downstairs to the WALKOUT BASEMENT you will find 3 additional great-sized bedrooms, lovely 3 piece bathroom, 4 piece bathroom, a massive family/recreation room with a wet bar with a built-in fridge, freezer, ice maker, built-in dish washing drawer, custom tilework & Dekton countertop, huge laundry room, fitness room/solarium with access to the backyard & a large utility room with ample storage space. Outside you will find a massive FRONT PORCH to relax in, back balcony with your unrivalled, unobstructed Downtown views, a double attached garage with driveway parking & a massive backyard that is waiting for your special touches. HOME UPGRADES include new electrical including panels, plumbing & insulation, new European 'tilt and turn' windows & doors, skylights, custom blinds, new lighting fixtures, engineered hickory hardwood & imported Italian porcelain tile flooring, custom concrete panels, custom metal work on railings & fireplace screens, 2 new furnaces, 2 humidifiers, air conditioning, hot water on demand, water softener, HVAC system for kitchen fan, custom cabinetry throughout with soft close doors and drawers, shoe storage in front hall, custom closets, laundry chute in primary bedroom, bathroom upgrades include flush shower transitions, Dekton countertops, free standing tub in lower bath, steam shower, rain head & body sprays in master bathroom, high end taps & fixtures. This highly coveted location is steps from all the amenities 17th Ave SW and Downtown Calgary have to offer, green spaces, pathways, trendy shopping, bars & coffee shops, schools, public transportation, the LRT & all other major amenities. This home is a MUST VIEW! Book your private viewing of this CUSTOM GEM today!**

Inclusions: **BASEMENT BAR APPLIANCES - FRIDGE, FREEZER, ICE MAKER, WASHING DRAWER**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**























