



THE
A-TEAM

**RE/MAX
FIRST**

2332 SUNSET Avenue, Calgary T3C 2M8

MLS®#: **A2152643**

Area: **Scarboro**

Listing Date: **07/25/24**

List Price: **\$1,445,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**

Lot Information

Lot Sz Ar: **8,400 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,650**
Low Sqft:
Ttl Sqft: **1,650**

DOM

53
Layout
Beds: **3 (2 1)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Garden,Landscaped,Private,Sloped,Sloped Down,Views**

Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Garden,Gas Grill,Private Entrance,Private Yard,Storage**

Construction: **Cedar,Composite Siding**
Flooring: **Hardwood,Marble**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Electric Oven,Electric Water Heater,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Refrigerator,Garage Control(s),Gas Cooktop,Gas Water Heater,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Warming Drawer,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Crown Molding,French Door,Granite Counters,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Steam Room,Storage,Suspended Ceiling,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	19`4" x 13`7"
Living Room	Main	23`3" x 14`11"
Foyer	Main	14`8" x 11`5"
Laundry	Basement	21`0" x 9`4"
Bedroom	Main	13`4" x 11`9"

Room	Level	Dimensions
Dining Room	Main	11`11" x 11`1"
Library	Basement	13`0" x 12`0"
Game Room	Basement	32`5" x 12`3"
Bedroom - Primary	Main	15`10" x 9`10"
Bedroom	Basement	15`4" x 12`11"

3pc Bathroom
4pc Ensuite bath
Media Room

Main
Main
Basement

7`11" x 6`2"
15`9" x 5`3"
18`9" x 11`11"

3pc Ensuite bath
3pc Bathroom

Main
Basement

7`7" x 5`1"
9`11" x 2`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RG1

5451GI

Remarks

Pub Rmks:

For more information, please click on the Brochure button below. Upper Scarboro on a large 70' lot, a very quiet street with City Views, private yard and more. You must see this home. A beautiful property that marries mid century charm with contemporary comfort, nestled in an inner city luxury neighborhood that offers unparalleled views and conveniences. This home is very inviting with the large windows and spectacular city skyline with breath taking sunrises and its 180 degree view. Extra large upper and lower decks to a private back yard adds to the inner city lifestyle that is only minutes from downtown, parks, schools and 17ave. Front drive double garage with lots of street parking in front of your home . Extensively professionally renovated to modern standards, including travertine marble and real hardwood floors greet you on the main floor. It has been very well cared for and was recently painted inside including new window blinds in May 2024. Cambium woodwork did the high end well organized custom kitchen cabinets with pull out sliding drawers, roll out pantry, granite counter tops, it has a professional gas range, silstone double sink, and the downstairs Theatre/Music room cabinets to match. There is a lot to discover within this home with upgraded LED pot lights and dimmer switches throughout, a Swann security system and much more. Two bedrooms and three bathrooms upstairs, the master bedroom has a walk in closet and a Kohler steam shower with multiple spray options to add to your health and wellness. One large bedroom downstairs with a 4th bathroom, large recreation and bonus theatre/music room. You have the rare opportunity to move to 2332 Sunset Ave SW. There were plans to add a second floor or it's move in ready NOW. Come and see it for yourself. This special home is ready with its Main floor 1650.09 sq ft (153.29m2) plus downstairs 1350 sq ft (125.45 m2), makes total livable space of 3000.42 sqft (278.74 m2). There is a suite potential downstairs with a private entrance. Maybe a possibility for two or three individual people to live together and build equity vs each buying a condo and paying individual HOA etc etc. Viewings by appointment only.

Inclusions:
Property Listed By:

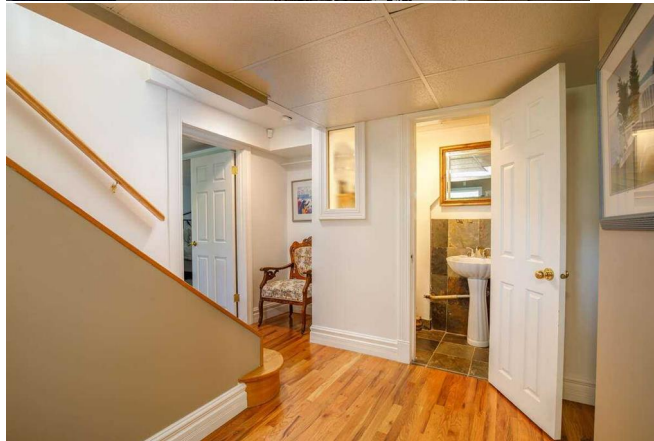
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Easy List Realty

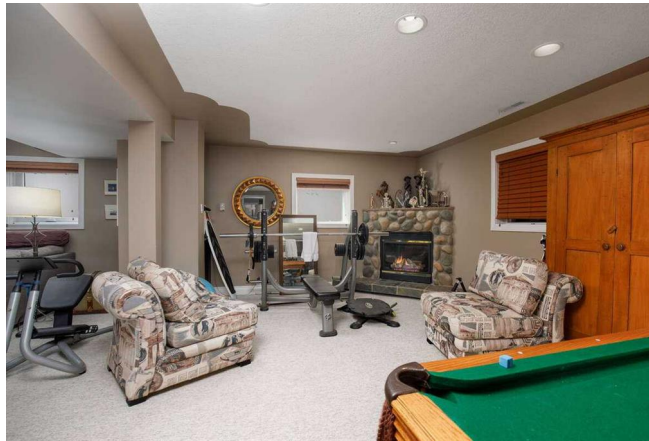
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







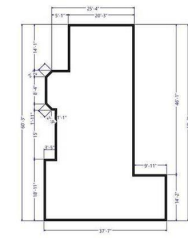
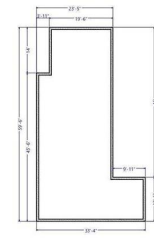






KEVIN POELZER
 07-24-2024
 2322 SUNSET AVE SW

MAIN	1,650.00 SQ.FT	153.20 M2
BASEMENT	1,550.33 SQ.FT	143.45 M2
BASE AREA	1,650.00 SQ.FT	153.20 M2
TOTAL AREA	3,200.42 SQ.FT	296.74 M2



MEASUREMENTS ARE PROVIDED AND ARE BASED ON LOCAL GUIDELINES.
 THIS PROPERTY DIAGRAM IS BASED ON THE MEASUREMENTS TAKEN AND
 PROVIDED BY THE PROPERTY OWNER.
 IT IS INTENDED TO BE USED ONLY BY THE PURCHASER OF THE TRANSACTION.

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