



THE
A-TEAM

**RE/MAX
FIRST**

342 SUPERIOR Avenue, Calgary T3C 2J2

MLS® #: **A2154100**

Area: **Scarboro**

Listing Date: **09/06/24**

List Price: **\$2,280,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1918**

Finished Floor Area

Abv Sqft: **3,209**
Low Sqft:
Ttl Sqft: **3,209**

Lot Information

Lot Sz Ar: **6,157 sqft**
Lot Shape: **15.24 meters X 38.09 meters**

DOM

14
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Landscaped,Level,Street Lighting,Private,Rectangular Lot**

Park Feat:

Alley Access,Double Garage Attached,Heated Garage,Insulated

Parking

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

Utilities and Features

Roof: **Asphalt,Cedar Shake,Tile**
Heating: **Boiler,Central,Fireplace(s),Natural Gas,See Remarks**
Sewer: **Public Sewer**
Ext Feat: **Balcony,Barbecue,Garden,Private Yard,Rain Gutters**

Construction: **Brick,Stucco,Wood Siding**
Flooring: **Hardwood,Stone,Vinyl**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Crown Molding,French Door,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Recessed Lighting,Storage,Vinyl Windows**
Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`11" x 15`6"	Family Room	Main	13`2" x 13`0"
Kitchen	Main	13`8" x 13`8"	Dining Room	Main	16`0" x 12`3"
Breakfast Nook	Main	14`11" x 10`4"	Foyer	Main	18`5" x 4`7"
Den	Main	10`4" x 10`4"	Other	Main	15`10" x 9`7"
Mud Room	Main	8`10" x 3`6"	2pc Bathroom	Main	5`0" x 4`0"

Other	Main	13`0" x 7`8"
Other	Main	22`1" x 17`7"
Bedroom - Primary	Second	22`0" x 9`8"
Walk-In Closet	Second	11`4" x 3`7"
Balcony	Second	9`4" x 2`1"
Bedroom	Second	16`6" x 12`7"
4pc Bathroom	Second	8`4" x 5`0"
Game Room	Basement	22`9" x 14`2"
Flex Space	Basement	14`2" x 12`4"
4pc Bathroom	Basement	8`2" x 5`0"
Furnace/Utility Room	Basement	14`2" x 6`4"

Other	Main	21`10" x 12`0"
Other	Main	32`5" x 7`8"
Other	Second	11`1" x 10`0"
5pc Ensuite bath	Second	9`6" x 8`7"
Bedroom	Second	13`1" x 12`7"
Bedroom	Second	16`5" x 11`2"
Sunroom/Solarium	Second	11`1" x 7`6"
Bedroom	Basement	12`5" x 9`9"
Laundry	Basement	11`4" x 9`6"
Furnace/Utility Room	Basement	14`11" x 7`2"
Other	Basement	23`7" x 21`4"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	5700AG

Remarks

Pub Rmks: **Nestled on a quiet street in the heart of prestigious Scarboro, this home has a total living space of 4,353 sq. feet and boasts of historical tradition and modern renovations. The front of this home has the history of red brick and a sprawling veranda, where you can relax and gaze across the street at the lovely park. The inside welcomes you with a large foyer and a warm inviting living room with a wood burning fireplace. To the left is the main floor office filled with wall panels, wood burning fireplace, built-in shelves and lots of natural light. Behind the office is a sitting area with a Sub-Zero wine beverage fridge and a Miele coffee center for those times when you want to entertain with family and friends. The formal dining room has floor to ceiling built-in cabinets and large windows overlooking the gardens. Then there is the modern part of the house with an architectural, gourmet farm-house Kitchen, designed and built by industry leader Downsview Kitchens, constructed with unique large windows to let the morning sunshine in. The kitchen/family room includes a vaulted ceiling with extended accented coved trim beams, creating an open and warm friendly setting. A large sculptural island, with curved, double-deck granite countertops, gives the chef of the house a prominent area to cook those amazing dinners. The kitchen includes a Sub-Zero 48" fridge, Thermador, Gaggenau appliances, 2 sinks and charming, rustic Italian ceramic floor tiles. Just off the kitchen / family room is a covered patio with skylights for that outdoor retreat, where you can enjoy the peace and quiet of the outdoors. The second level boasts 4 large bedrooms. The primary bedroom is extra-large with a spa-like en-suite bathroom, custom-made floor to ceiling dressing cabinets, a walk-in closet and sitting area, massive windows, downtown views and a Juliet balcony. The 2nd bedroom has a built-in sink/vanity and walk-in closet. The 3rd bedroom has custom-made wardrobe cabinets. Beside the 4th bedroom enjoy the sunshine in the south-facing sunroom overlooking the park. The lower level provides a substantial sized living/rec room with a wet bar. There is also a fitness area to enjoy your morning workouts. Then there is a 5th bedroom and a 4-piece bathroom. The laundry area has a deep cast-iron double sink and a laundry chute. The oversized double garage is complete with a workshop area. The main steam boiler system (installed in 2017) provides extremely comfortable radiant heating in winter plus 2 additional boiler/furnace for reliable heating. Situated in such an enclave, calm, park-like setting, yet only minutes away to the downtown core. Scarboro has access to top ranking schools, City of Calgary LRT and restaurants on 17th Ave.**

Inclusions:	Built-in Countertop Grill
Property Listed By:	Century 21 Bamber Realty LTD.

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







