



THE
A-TEAM

**RE/MAX
FIRST**

1419 SUMMIT Street, Calgary T3C2L8

MLS®#: **A2161130** Area: **Scarboro** Listing **09/13/24** List Price: **\$989,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1954** Abv Sqft: **1,743**
 Lot Sz Ar: **10,537 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,743**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Many Trees,Paved,Pie Shaped Lot,See Remarks**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas,Solar**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Garden,Other,Outdoor Kitchen,Playground,Private Yard,Storage**

Construction: **Concrete,Stone,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,No Animal Home,No Smoking Home,Pantry,Quartz Counters,See Remarks,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`5" x 5`1"	Kitchen	Main	18`9" x 10`0"
Dining Room	Main	14`0" x 10`0"	Living Room	Main	21`2" x 14`0"
Bedroom - Primary	Main	13`11" x 12`11"	Bedroom	Main	11`8" x 9`10"
Bedroom	Main	13`6" x 10`11"	Mud Room	Main	8`3" x 4`6"
Bedroom	Basement	14`8" x 12`4"	Family Room	Basement	26`1" x 19`2"
Mud Room	Basement	9`4" x 7`7"	Laundry	Basement	7`6" x 5`10"

Furnace/Utility Room
3pc Ensuite bath

Basement
Main

7'9" x 6'3"
9'2" x 8'4"

4pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Basement

9'1" x 5'5"
9'3" x 5'9"

Title:
Fee Simple
Legal Desc:

5700AG

Zoning:
R-C1

Remarks

Pub Rmks:

OPEN HOUSE Saturday Sept 14 from 1pm-4pm. Welcome to this spacious 4-Bedroom bungalow in the desirable Scarborough community! This beautifully maintained home offers over 3,000 sqft of living space on an expansive 10,537 sqft lot and features a thoughtfully designed floor plan with a fully finished basement, perfect for growing families or those who love to entertain. Floor-to-ceiling triple pane windows in the dining room allow for abundant natural light and showcase the beautiful, well-treed lot, The expansive 38"x 24" deck in this huge fenced backyard is perfect for outdoor entertaining, complete with a hot tub, outdoor kitchen with BBQ. Remember to check out the storage under the deck! A stacker washer and dryer are conveniently located in the master bathroom, with an additional roughed-in laundry room in the basement for extra flexibility. The kitchen boasts sleek quartz countertops, stainless steel appliances including an under counter refrigerator with ice maker, and a breakfast bar. The garage includes a workbench, built-in bike racks, 30 AMP, 220 Volt service and ample storage options. Other modern upgrades include newly added solar panels for energy efficiency, a built-in sprinkler system and built in speakers in the kitchen and deck. Enjoy the convenience of being just minutes away from Sunalta Elementary School, tennis courts, golfing, parks, coffee shops, downtown shopping, and a variety of restaurants. Don't miss your chance to make this gem yours!

Inclusions:
Property Listed By:

**Outdoor counter & BBQ, 12 drawer dresser cabinet in master bedroom, hottub
CIR Realty**

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











