



THE
A-TEAM

**RE/MAX
FIRST**

1720 SUFFOLK Street, Calgary T3C2N2

MLS® #: **A2166721**

Area: **Scarboro/Sunalta
West**

Listing Date: **09/18/24**

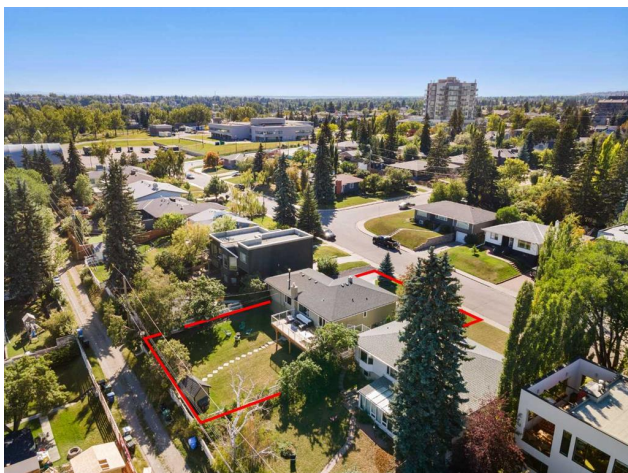
List Price: **\$1,299,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**
Lot Information
Lot Sz Ar: **7,653 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,243**
Low Sqft:
Ttl Sqft: **1,243**

DOM

1
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Gentle Sloping,Views**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Dishwasher,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`6" x 13`10"	Bedroom	Main	13`9" x 11`8"
4pc Bathroom	Main	7`6" x 7`11"	Kitchen	Main	13`4" x 12`8"
Dining Room	Main	13`5" x 8`8"	Living Room	Main	17`4" x 16`1"
Bedroom	Lower	12`5" x 11`5"	4pc Bathroom	Lower	10`6" x 7`10"
Kitchenette	Lower	12`9" x 24`2"	Storage	Lower	13`2" x 10`9"

Title:
Fee Simple
 Legal Desc:

5032GD

Zoning:
R-CG

Remarks

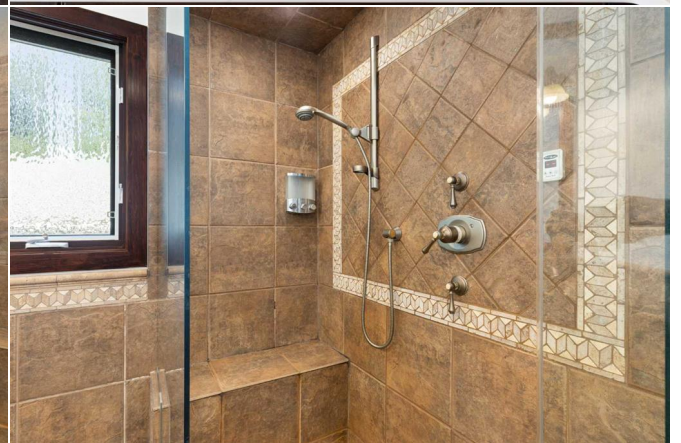
Pub Rmks: **Open House September 21st from 2pm-4pm. Discover a RARE gem in UPPER SCARBORO, where this stunning original bungalow has been EXTENSIVELY updated to meet modern living standards. Nestled in one of luxury neighborhoods in Calgary, this home boasts an expansive lot and spectacular city skyline views. From the moment you arrive, the home's impressive curb appeal welcomes you. Step inside to be captivated by the open floor plan, highlighted by large picture windows that bathe the living and dining areas in natural light. The recently renovated kitchen features a gas stove, an extra full-sized wine cooler fridge, and modern upgrades that make it a culinary haven while enjoying the views. The main floor includes two generously sized bedrooms, and a luxurious full bathroom equipped with double sink and steam shower. The fully finished walkout basement extends your living space with an additional bedroom, a massive rec room, and a spacious flex room currently used as a stylish dressing room complete with closet organizers. Another full bathroom ensures comfort and convenience for all. Step outside to your enormous backyard and enjoy a newly added massive deck that's perfect for summer gatherings and relaxation. The bonus garage and long driveway offer ample parking space, and you'll find yourself just minutes from downtown, with quick access to 17 Ave and Crowchild, and close to excellent schools and abundant amenities. Don't miss this opportunity to own a beautifully renovated home in a sought-after location. Check out the pictures and contact your favorite Realtor to schedule a viewing today!**

Inclusions:
 Property Listed By: **N/A**
CIR Realty

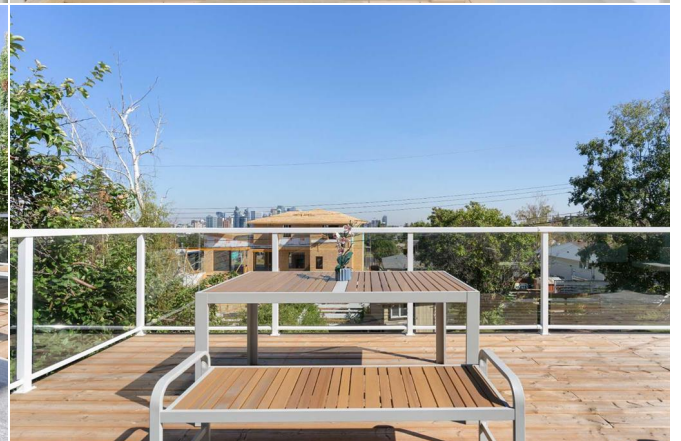
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

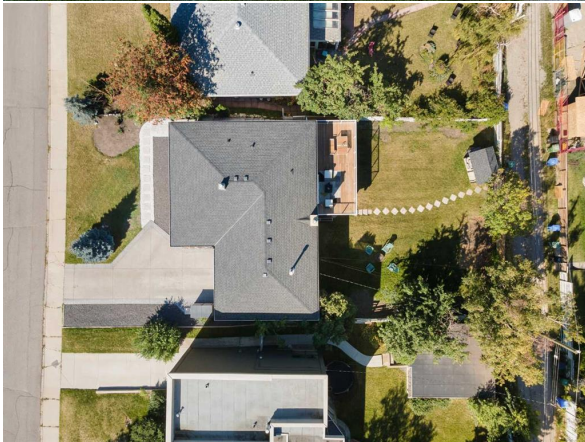












1720 Suffolk St SW, Calgary, AB

Main Floor Exterior Area 1243.18 sq ft
Excluded Area 205.00 sq ft



PREPARED: 2024/05/06

White regions are excluded from total floor area in GUCSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1720 Suffolk St SW, Calgary, AB

Basement (Below Grade) Exterior Area 1152.96 sq ft



PREPARED: 2024/05/06

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