



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**338 SUPERIOR Avenue, Calgary T3C 2J2**

MLS® #: **A2173352**

Area: **Scarboro**

Listing Date: **10/22/24**

List Price: **\$1,349,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1975**

Finished Floor Area

Abv Sqft: **2,470**

Low Sqft:

Ttl Sqft: **2,470**

Lot Information

Lot Sz Ar: **6,157 sqft**

Lot Shape:

DOM

**7**

Layout

Beds: **5 (3 2 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot,Treed,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle,Wood**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Wine Refrigerator**  
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`4" x 12`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 11`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`8" x 15`8"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`4" x 9`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>21`0" x 6`2"</b>	<b>Game Room</b>	<b>Basement</b>	<b>11`6" x 10`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`10" x 8`0"</b>	<b>Family Room</b>	<b>Upper</b>	<b>18`2" x 16`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`0" x 6`0"</b>	<b>Storage</b>	<b>Basement</b>	<b>10`4" x 4`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`0" x 11`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 9`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>18`4" x 10`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`6" x 10`6"</b>

**Bedroom**  
**4pc Bathroom**

**Basement**  
**Main**

**15`10" x 9`2"**  
**9`0" x 7`0"**

**3pc Bathroom**  
**5pc Ensuite bath**  
Legal/Tax/Financial

**Basement**  
**Upper**

**8`0" x 6`8"**  
**12`8" x 7`4"**

Title:  
**Fee Simple**  
Legal Desc:

**5700AG**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Step into this architecturally stunning executive residence located in the highly sought-after community of Scarboro. This exceptional home features over 3,500 square feet of developed living space, offering 5 bedrooms (1 on main, 2 above, 2 below) and 3 full bathrooms (1 on main, jack and jill shared above, one below) with flexibility of a floorplan to have a primary bedroom on the main floor and 2 beds above or a primary on the upper floor with 2nd bedroom. As you enter through the spacious foyer, you'll be welcomed into a sunny and beautiful living area adorned with beamed vaulted ceilings, a loft, and ample room for entertaining. Whether you're seeking a cozy evening by the fireplace or looking to unleash your culinary skills, the chef's kitchen has it all with top of the line appliances including a built in Miele coffee machine, Viking stove, new refrigerator and more. It provides an abundance of space for dining and entertaining and seamlessly connects to the newly renovated back terrace. Here, you can savor the outdoors while enjoying the warmth of the fireplace and taking in downtown views throughout the changing seasons. On this level, you'll also find a well-appointed bedroom and a convenient 4-piece bathroom. Venture up the stairs to discover an additional lofted flex living area, perfect for unwinding or accommodating various needs. The spacious primary suite features a cheater ensuite with dual sinks and an additional entrance for the adjacent bedroom. The adjacent bedroom, currently used as a walk-in closet, offers versatility and can easily be converted back to a bedroom to suit your preferences. The fully developed walkout basement adds to the living space, offering a media or flex room, two additional bedrooms, a 3-piece bathroom, and laundry area. An oversized attached double garage adds convenience and ample storage. The backyard is perfect for enjoying Calgary's spring, summer, and fall seasons. It features built-in brick benches, perfect for a cozy firepit, and leads to grassed yard, providing space for outdoor activities, plus a flexible concrete pad which could easily be turned into a turf area. Situated in a fabulous inner-city location, this home is just minutes away from downtown, schools, renowned restaurants, and the amenities of 17th Avenue. It offers the perfect blend of architectural elegance, modern living, and convenient access to everything Calgary inner city has to offer.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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





















