



THE A-TEAM

RE/MAX FIRST

2231 SUMAC Road, Calgary T2N 3V1

MLS#: A2174941 Area: West Hillhurst Listing: 10/23/24 List Price: \$1,200,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar: 5,479 sqft
Lot Shape:

Access:

Lot Feat: Back Lane,Backs on to Park/Green Space,Front Yard,Landscaped,Underground Sprinklers
Park Feat: 220 Volt Wiring,Gravel Driveway,Heated Garage,Insulated,Plug-In,Rear Drive,Single Garage Detached

DOM

6

Layout

Beds: 4 (3 1)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Heat Pump,Natural Gas
Sewer:
Ext Feat: Lighting,Other

Construction: Composite Siding,Stone,Wood Frame
Flooring: Hardwood,Other,Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Range,Dishwasher,Double Oven,Microwave,Refrigerator
Int Feat: Built-in Features,Central Vacuum,Granite Counters,Soaking Tub
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 3pc Bathroom, Bedroom, Dining Room, Kitchen, 4pc Ensuite bath, Game Room, Furnace/Utility Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Bedroom, Family Room, Living Room, Bedroom - Primary, Storage.

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

4683GP

Remarks

Pub Rmks: **This home is a great alternative to a "newly renovated" home. On one end of the spectrum you have a "lot value" home in the inner-city NW, on the other end you have a high-end brand new big-bungalow renovation, and somewhere in the middle you have this home. Could it be better described as a "resto-mod"? I would. An upgraded Bungalow in a beautiful nook of West Hillhurst. 1440 sqft of living space with 3 spacious bedrooms on the main floor. This home has tonnes of character. The Oak finish door and window frames, Original Hardwood in the main floor room, updated Bamboo flooring with Rosewood-warm dark finish in the family room, Kitchen has a claimed leather flooring and granite counter tops, strong Hardie Board/Composite siding exterior blends with a serene backyard pergola overlooking a quiet park/greenspace from a SW facing backyard. Sumac Road is in West Hillhurst, it is close to coveted locations like the Grasshopper Hill, Hounsfield Heights section of HH/Briar-Hill subdivision, etc. Sumac Road is treelined and is in the upper reaches of West Hillhurst and is thus further cocooned. This is a 50ft (49.94ft) Frontage lot with RCG zoning for an inner-city NW, and so it will hold a high residual value when compared to a newly renovated home. This home is a metaphor for classic old-school NW Calgary's charm with modern upgrades, just like the 1976 Corvette parked in a garage with EV charging capabilities!**

Inclusions: **Rolco Security Blinds on 4 windows**
 Property Listed By: **CIR Realty**

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













