



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2231 SUMAC Road, Calgary T2N 3V1**

MLS®#: **A2174941**

Area: **West Hillhurst**

Listing Date: **10/23/24**

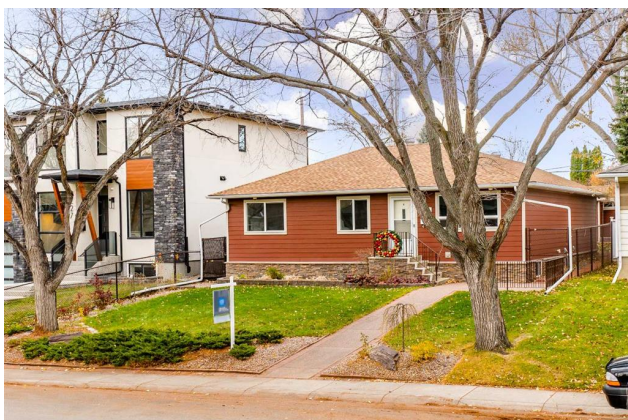
List Price: **\$1,149,999**

Status: **Active**

County: **Calgary**

Change: **-\$1, 06-Nov**

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:

Finished Floor Area  
Abv Sqft: **1,440**  
Low Sqft:  
Ttl Sqft: **1,440**

DOM

**29**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **1**

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**

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

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 10`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 14`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 12`1"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>10`7" x 13`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>26`3" x 11`10"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`3" x 13`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 12`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>10`11" x 14`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 27`2"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>11`1" x 11`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>9`9" x 13`9"</b>

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **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. All bathrooms have floor heating. 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 in inner-city NW, and so it will hold a high residual value when compared to many other homes. This home is a metaphor for classic old-school NW Calgary's charm with modern upgrades such as an in-garage EV charging capability.**

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**



