



THE
A-TEAM

**RE/MAX
FIRST**

511 SALEM Avenue, Calgary T3C 2K7

MLS®#: **A2178578**

Area: **Scarboro**

Listing Date: **11/12/24**

List Price: **\$2,299,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **4,768 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,890**
Low Sqft:
Ttl Sqft: **2,890**

DOM

39
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey Split**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Membrane**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Cement Fiber Board,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Marble**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Washer**
Int Feat: **Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 7`0"	Dining Room	Main	16`11" x 12`4"
Foyer	Main	11`8" x 10`1"	Kitchen	Main	16`6" x 17`2"
Kitchen	Main	24`4" x 17`2"	Living Room	Main	24`4" x 17`7"
Office	Main	11`10" x 11`6"	4pc Bathroom	Upper	6`0" x 8`0"
4pc Ensuite bath	Upper	8`0" x 6`9"	5pc Ensuite bath	Upper	9`9" x 14`4"
Bedroom	Upper	13`3" x 9`6"	Bedroom	Upper	13`1" x 13`11"
Bedroom	Upper	10`5" x 11`2"	Laundry	Upper	6`4" x 7`9"

Bedroom - Primary
3pc Bathroom
Storage

Upper
Basement
Basement

16`5" x 12`7"
4`11" x 7`11"
6`9" x 10`8"

Walk-In Closet
Bedroom
Game Room

Legal/Tax/Financial

Upper
Basement
Basement

16`5" x 6`4"
12`3" x 8`10"
21`0" x 16`5"

Title:
Fee Simple
Legal Desc:

5700AG

Zoning:
R-CG

Remarks

Pub Rmks:

Nestled in the prestigious Scarborough neighbourhood, this contemporary 4-bedroom home sits on a premium, tree-lined street, offering breathtaking City views from the second floor balcony. Designed with luxury and elegance in mind, the home boasts on-site finished white oak herringbone hardwood floors throughout the main level, complemented by stand-off glass railings and soaring 10-foot ceilings. Expansive windows flood the space with natural light, while a sleek home office/den and formal dining room, featuring a coffered ceiling, add to the charm and functionality. The custom-designed kitchen is the heart of the home, offering timeless sophistication with quartz countertops, a modern tile backsplash, a built-in refrigerator, and a 48" DACOR gas range with double ovens. The oversized island, complete with a prep sink, provides ample space for both cooking and entertaining. A walk-in pantry and built in bar by the dining space add convenience. The open-concept great room is an inviting space, with large south-facing windows that bathe the room in sunlight and a cozy gas fireplace that serves as a focal point. Upstairs, a master retreat awaits, complete with a spa-like 5-piece ensuite featuring marble mosaic flooring, a free-standing soaker tub, and an expansive walk-in closet. There are three additional spacious bedrooms, two of which share a Jack-and-Jill ensuite, and a main bath for the third, while a conveniently located laundry room adds to the upper-level practicality. The fully finished basement offers additional living space, including a recreation room, a custom mudroom with access to the tandem triple-attached garage, a 3-piece bathroom, and a versatile bedroom currently used as a yoga studio. The south-facing urban yard is a private sanctuary, nestled among mature trees. Additional upgrades include air conditioning, illuminated stairway lighting, drapery, custom motorized blinds, designer lighting, wallpaper accents, and beautifully landscaped grounds. This home is a masterpiece of contemporary design, offering luxury and comfort in one of the city's most sought-after locations.

Inclusions:
Property Listed By:

motorized blinds, drapery, bbq
MaxWell Capital Realty

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











