



THE
A-TEAM

**RE/MAX
FIRST**

524 SCARBORO Avenue, Calgary T3C 2H6

MLS® #: **A2185083**

Area: **Scarboro**

Listing Date: **01/02/25**

List Price: **\$1,295,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **5,597 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,369**
Low Sqft:
Ttl Sqft: **1,369**

DOM

106
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Garden,Landscaped,Private,Street Lighting,Views**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Beamed Ceilings,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`6" x 14`9"
Dining Room	Main	11`4" x 11`0"
Bedroom - Primary	Main	12`4" x 12`0"
Bedroom	Basement	12`5" x 10`11"
Laundry	Basement	7`5" x 6`8"
4pc Ensuite bath	Basement	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`0" x 13`8"
2pc Bathroom	Main	0`0" x 0`0"
Game Room	Basement	22`8" x 21`7"
Bedroom	Basement	10`11" x 8`0"
4pc Ensuite bath	Main	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

5700AG

Remarks

Pub Rmks: **Rare opportunity to purchase a fully renovated walkout bungalow in the sought after community of Scarborough! This gorgeous home has over 2,500 sq ft of living space and has been taken down to the studs and completely transformed into a modern masterpiece. Large open concept floor plan with formal front foyer, mud room off the garage, open beam vaulted ceilings, incredible kitchen with quartz counter tops, upgraded appliances including beverage drawers and gas stove, stunning gas fireplace, half bath and plenty of pot lights throughout. Spacious main floor primary bedroom with walk-in closet and a beautiful 4-piece ensuite complete with an amazing tiled shower and double vanity. Large walkout basement includes a family room with additional fireplace, two bedrooms, full bath, laundry room and plenty of storage. Huge deck off the main floor kitchen to enjoy the downtown views and a private covered patio down below that would be perfect for a future hot tub. Large landscaped back yard, single attached garage and a large driveway for additional parking. Absolutely everything has been done in this home to get it ready for the next great family. Just steps from Sunalta school & playground and just a short walk or ride into work downtown. Amazing location and an absolutely incredible quality renovation! This one won't be around for long so call today to book your private showing!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











