



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**525 SALEM Avenue, Calgary T3C 2K7**

MLS®#: **A2185950**

Area: **Scarboro**

Listing Date: **01/07/25**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1930**

Lot Information

Lot Sz Ar: **4,477 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,332**  
Low Sqft:  
Ttl Sqft: **1,332**

DOM

**8**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Private**  
Park Feat: **Double Garage Attached,Driveway,Insulated,Tandem**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Crown Molding,Granite Counters,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`8" x 6`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`1" x 9`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`1" x 14`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`0" x 11`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>21`8" x 14`3"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>12`7" x 7`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`5" x 12`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`4" x 13`8"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`10" x 5`9"</b>
<b>Laundry</b>	<b>Lower</b>	<b>7`8" x 7`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5700AG**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **\* Open House Saturday Jan 11 3-5pm\*** Nestled on a quiet, tree-lined street in the highly desirable neighbourhood of Scarboro in Calgary, this charming 1930 bungalow offers a unique blend of historic character and modern updates. The community boasts a strong sense of involvement and is home to top-ranked Sunalta School, the Calgary Tennis Club, and three off-leash dog parks, all within close proximity to downtown and the vibrant entertainment district on 17th Avenue. The home offers stunning downtown views and has been thoughtfully updated with a new roof, insulation, triple-pane windows, updated plumbing and electrical systems, and beautifully refinished original hardwood floors. Inside, the living room exudes warmth with its gas fireplace, while the kitchen is a chef's dream, featuring a peninsula with granite countertops, a gas range, and ample workspace. The primary bedroom is generously sized, complete with a walk-in closet and a luxurious four-piece ensuite, including a jetted tub. The fully developed basement offers a third bedroom, a third full bath, and a spacious entertainment room, perfect for a man cave or movie nights. The property features an insulated double tandem garage that can accommodate two smaller vehicles or one larger vehicle with extra room for storage or a workspace. Additionally, a front driveway provides convenient extra parking. The south-facing backyard is an entertainer's paradise, with a tiered patio and fire-pit area ideal for summer gatherings. This home perfectly balances historic charm with modern conveniences, all in one of Calgary's most sought-after neighbourhoods.

Inclusions: **Shed, Shelving in garage, small TV mount in basement, Range Hood (As-is)**  
Property Listed By: **Century 21 Bravo Realty**

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

















