

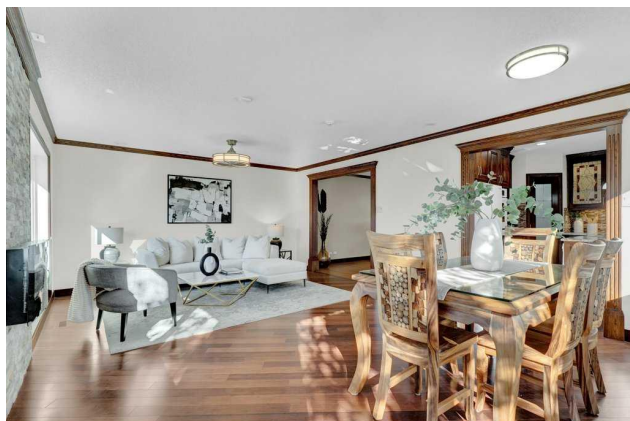


THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2188246** Area: **West Hillhurst** Listing Date: **01/16/25** List Price: **\$1,149,000**  
 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:

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

DOM  
**6**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Backs on to Park/Green Space,Landscaped,Sloped,Treed**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Heat Pump,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Composite Siding,Wood Frame**  
 Flooring: **Hardwood,Other,Softwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Double Oven,Freezer,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Recessed Lighting,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>24`10" x 15`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>29`0" x 35`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>33`4" x 47`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>34`9" x 39`8"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>34`9" x 44`0"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>43`6" x 45`8"</b>
<b>Storage</b>	<b>Basement</b>	<b>32`0" x 45`1"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>36`1" x 35`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>37`9" x 39`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>35`10" x 47`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>39`4" x 89`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>86`2" x 38`10"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>36`4" x 38`10"</b>

Title:  
**Fee Simple**  
Legal Desc:

**4683GP**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **An updated mid-century Bungalow in a beautiful nook of West Hillhurst. A total living space of 2575 sqft, inclusive of 1440 sqft of living space with 3 spacious bedrooms on the main floor, a 1035 sqft basement which holds the Primary bedroom with an upgraded, ensuite bathroom housing a soaker tub, heated flooring and more. It has a 325 sqft living/great room addition overlooking a SW backyard, the greenspace at the back lends to the mesmeric and private summer sunsets. This house has tonnes of character to go along with the spaciousness. Some of the upgrades include an Oak finish door and window frames, original refinished Hardwood in the main room bedrooms, Bamboo flooring with Rosewood-warm dark finish in the family room, leather flooring and granite counter tops in the kitchen, heated flooring and upgraded shower in the main floor. If you "cook" a lot, great news - this place has a powerful kitchen exhaust fan. The house has a Heat-Pump that works with an efficient Furnace for heating, and as an air-conditioner in the summer; the combination very robust. The exterior has Hardie Board/Composite siding, EV charging in the 'IR' heated garage. The enormous front yard has an intricate sprinkler system. The serene SW facing backyard has a pergola overlooking a quiet park. Sumac Road is in West Hillhurst, it is very close to coveted locations like the Grasshopper Hill and Hounsfeld Heights, it is treelined, and is in the upper reaches of West Hillhurst. The lot has a 50ft (49.94ft) frontage and R-CG zoning. The house backs on to an urban park, and is on the quieter section of the block. The home has been renovated in-keeping with the original character of the house. Additionally, it also has exterior cameras, alarm systems, Rolco Security blinds at the back, and an electronics hub to manage the security features.**

Inclusions:  
Property Listed By: **Rolco Security Blinds on window facing the backyard, Cameras around the house, Easy to operate Alarm system, Scalable Electronics Hub  
CIR Realty**

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



