



THE
A-TEAM

**RE/MAX
FIRST**

1623 SUMMIT Street, Calgary T3C2L8

MLS®#: **A2193716**

Area: **Scarboro**

Listing Date: **02/19/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1946**

Lot Information

Lot Sz Ar: **8,255 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **975**
Low Sqft:
Ttl Sqft: **975**

DOM

2

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 13`5"
Dining Room	Main	8`4" x 10`0"
Bedroom	Main	11`1" x 10`2"
Game Room	Basement	20`0" x 14`3"
Kitchen	Basement	10`7" x 13`5"
Furnace/Utility Room	Basement	17`1" x 13`5"

Room	Level	Dimensions
Kitchen	Main	8`0" x 15`7"
4pc Bathroom	Main	7`8" x 4`9"
Bedroom - Primary	Main	11`1" x 10`4"
Bedroom	Basement	7`7" x 14`2"
3pc Bathroom	Basement	6`11" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5700AG

Zoning:
R-C1

Remarks

Pub Rmks:

Upgraded Bungalow in Scarboro - 1623 Summit Street SW Nestled in the sought-after community of Scarboro, this beautifully upgraded bungalow offers the perfect blend of modern comfort and prime location. Situated on a sprawling 8,000+ sq. ft. lot, this home provides ample space both inside and out. Step inside to 900+ sq. ft. of stylish living space, featuring vinyl plank flooring, quartz countertops, and stainless steel appliances in a well-appointed kitchen. The main floor boasts a spacious Living and dining room, a 4-piece bath, a primary bedroom, and an additional bedroom—perfect for small families or professionals. The fully finished basement adds even more versatility, with a cozy family room, Kitchen, an additional bedroom, and a 3-piece bath. Backing onto a green space via a convenient back alley, this home also offers a huge backyard, ideal for outdoor entertaining, gardening, or future development potential. Located just steps from Sunalta Elementary School, the Sunalta LRT station, the Calgary Tennis Club, and the vibrant cafés and restaurants of 17th Ave, this property provides the ultimate combination of tranquility and urban convenience. Don't miss this incredible opportunity to own a prime piece of real estate in one of Calgary's most desirable neighborhoods!

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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









