



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1617 SUMMER Street, Calgary T3C 2J7**

MLS® #: **A2194152**

Area: **Scarboro**

Listing Date: **02/13/25**

List Price: **\$824,750**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1945**  
Lot Information  
Lot Sz Ar: **6,393 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,047**  
Low Sqft:  
Ttl Sqft: **1,047**

DOM

**67**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Sloped**  
Park Feat: **Double Garage Detached,Heated Garage,Oversized,Single Garage Detached**

Utilities and Features

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

Construction: **Stucco**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Freezer,Range Hood,Refrigerator,Washer**  
Int Feat: **Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`1" x 13`5"
Kitchen	Main	11`11" x 11`5"
Bedroom	Main	10`8" x 11`4"
Living Room	Suite	12`1" x 19`3"
Bedroom	Suite	11`7" x 10`11"
Laundry	Basement	9`2" x 9`10"
Den	Suite	8`6" x 7`2"

Room	Level	Dimensions
Dining Room	Main	11`5" x 9`10"
Bedroom - Primary	Main	13`4" x 11`5"
4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Suite	4`8" x 17`9"
4pc Bathroom	Suite	0`0" x 0`0"
Dining Room	Suite	8`3" x 7`11"

Title:  
**Fee Simple**  
Legal Desc:

**5700AG**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this vintage 1945 bungalow located in the sought-after community of Scarboro. This charming home boasts 2 bedrooms, 2 baths, and a 1 bedroom illegal basement suite. Nestled on a picturesque street, this property is perfect for those seeking a blend of character and a canvas for the home of your dreams. Oversized Double Detached Garage has plenty of space for vehicles, storage, or a workshop as well as a Single Detached Garage that would be perfect for storage. Prime Location in prestigious Scarboro community, known for its beautiful tree-lined streets, parks, and proximity to downtown Calgary. Don't miss the opportunity to own a piece of Calgary's history.**

Inclusions:  
Property Listed By: **2nd Refrigerator, 2nd Electric Stove, Portable Dishwasher, Treadmill, Piano, 2 BBQs, Table & chairs on deck (all appliances are As Is Where Is)  
RE/MAX House of Real Estate**

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





















