



2312 SUNSET Avenue, Calgary T3C 2M8

MLS® #: **A2195096** Area: **Scarboro/Sunalta West** Listing Date: **02/20/25** List Price: **\$1,199,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1954**
Lot Information
 Lot Sz Ar: **8,029 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **613**
 Low Sqft:
 Ttl Sqft: **613**

DOM

2
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
 Int Feat: **Bookcases,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`3"	Bedroom	Main	12`2" x 11`11"
Office	Main	15`2" x 13`0"	Kitchen	Second	11`10" x 12`5"
Living Room	Second	21`4" x 19`6"	Dining Room	Second	9`1" x 12`10"
Bedroom	Third	11`6" x 11`11"	Bedroom - Primary	Third	14`3" x 12`7"
4pc Bathroom	Third	5`1" x 7`8"	Den	Third	3`3" x 8`3"
Bedroom	Level 4	10`2" x 14`0"	Game Room	Level 4	12`7" x 13`4"
Laundry	Level 4	6`10" x 12`5"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

5451GI

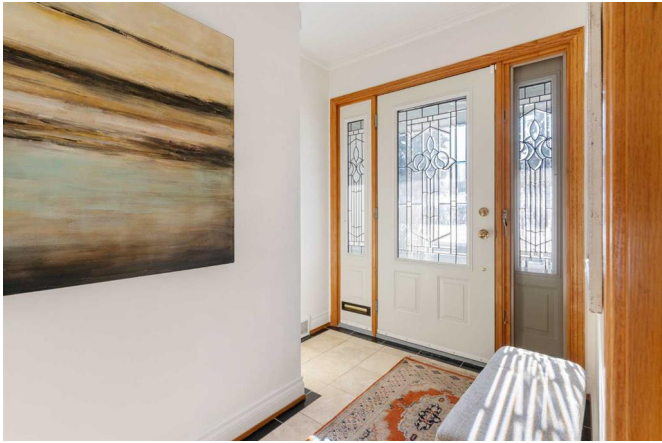
Remarks

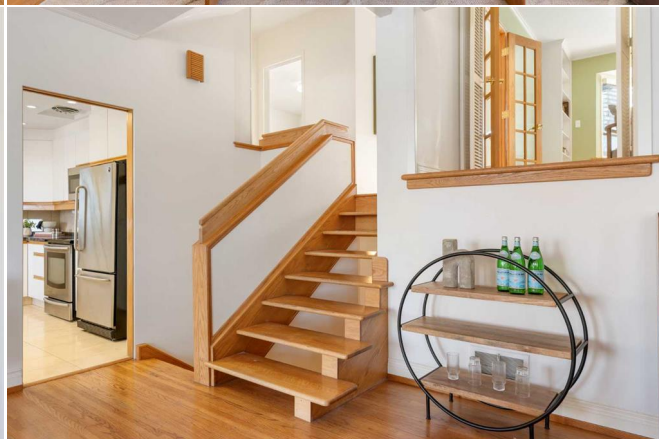
Pub Rmks: **Welcome to this amazing home in the highly sought-after neighborhood of Upper Scarboro! This unique property offers a seamless design with a fantastic flow throughout, combining modern upgrades with timeless charm. Situated on an oversized 70 ft x 115 ft lot, this home provides excellent access to both Crowchild Trail and Bow Trail, with the C-Train station just a short walk away. Enjoy stunning, unobstructed views of nearby parks and partial downtown skyline vistas from the expansive wrap-around balcony, perfect for relaxing or entertaining. Inside, the main level features a convenient bedroom, bathroom, and office—ideal for guests or a home workspace. The second floor is designed for entertaining, with an open-concept living and dining area that flows into a spacious kitchen. The third level boasts a massive master retreat with a private office or sitting area, an additional bedroom, and another bathroom, with plenty of opportunities to reconfigure the space to suit your needs. The fully finished basement offers even more living space, featuring a cozy family room and an additional bedroom. A rare double-attached garage completes this incredible home. Don't miss out on this one-of-a-kind property in an unbeatable location!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

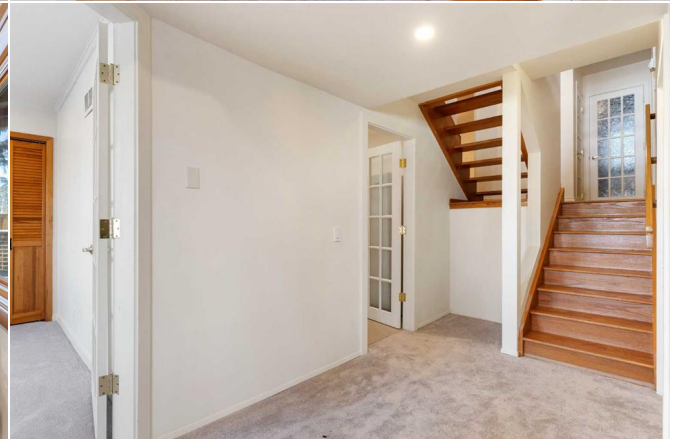
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

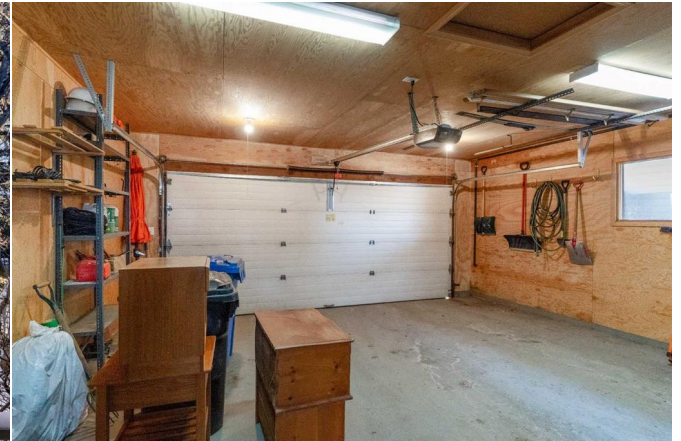
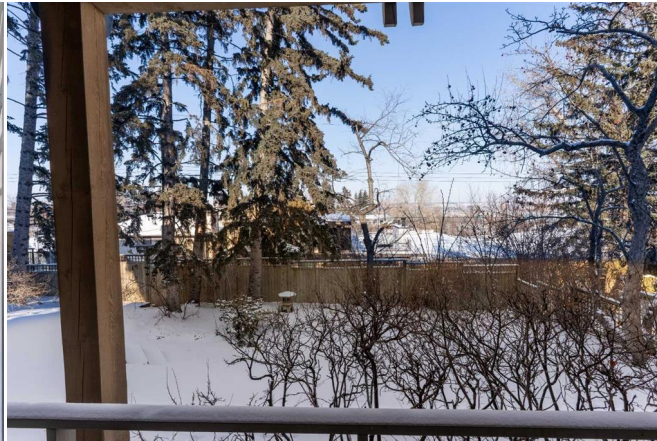












2312 Sunset Ave SW, Calgary, AB

Level 1 Exterior Area 613.85 sq ft
Excluded Area 488.14 sq ft



0 3 6 ft PREPARED: 20250218

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

2312 Sunset Ave SW, Calgary, AB

Level 2 (Below Grade) Exterior Area 728.01 sq ft



0 3 6 ft PREPARED: 20250218

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

2312 Sunset Ave SW, Calgary, AB

Level 3 (Below Grade) Exterior Area 883.90 sq ft



0 3 6 ft PREPARED: 20250218

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

2312 Sunset Ave SW, Calgary, AB

Level 4 (Below Grade) Exterior Area 733.40 sq ft



0 3 6 ft PREPARED: 20250218

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.