



THE
A-TEAM

**RE/MAX
FIRST**

2332 SUNSET Avenue, Calgary T3C 2M8

MLS® #: **A2196362**

Area: **Scarboro/Sunalta West**

Listing Date: **02/28/25**

List Price: **\$1,330,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Calgary**
Year Built: **1953**
Lot Information
Lot Sz Ar: **8,019 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,647**
Low Sqft:
Ttl Sqft: **1,647**

DOM

10
Layout
Beds: **3 (2 1)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Lawn,Treed,Views**
Park Feat: **Double Garage Attached,Driveway,Front Drive**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Granite Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 7`9"	4pc Bathroom	Main	7`11" x 6`1"
4pc Ensuite bath	Main	15`11" x 5`11"	Bedroom	Main	12`8" x 13`3"
Dining Room	Main	11`0" x 11`2"	Eat in Kitchen	Main	19`4" x 13`9"
Living Room	Main	23`2" x 15`7"	Bedroom - Primary	Main	15`11" x 11`11"
3pc Bathroom	Basement	2`8" x 10`0"	Bedroom	Basement	17`11" x 12`10"

Family Room
Foyer

Basement
Main

31`10" x 32`6"
14`8" x 11`6"

Laundry
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

9`5" x 21`2"
2`11" x 13`7"

Title:
Fee Simple
Legal Desc:

5451GI

Zoning:
R-CG

Remarks

Pub Rmks:

Nestled in the prestigious Upper Scarboro neighborhood, this exceptional home perfectly merges mid-century charm with contemporary elegance. Situated on a quiet, tree-lined street, it offers sweeping 180-degree views of the city skyline, combining privacy and tranquility while remaining just minutes from downtown, lush parks, esteemed schools, and the vibrant energy of 17th Avenue. From the moment you step inside, the home envelops you in a sense of warmth and grandeur. Expansive floor-to-ceiling windows bathe the interior in natural light, framing breathtaking sunrises and the dazzling city lights at night. The open and flowing main floor layout extends seamlessly to two beautifully appointed outdoor spaces. The front of the home features a large U-shaped, south-facing paving stone deck, ideal for entertaining, sheltered from the wind, and surrounded by seasonal flowers creating a vibrant, colorful atmosphere. The private rear deck, with its magnificent unobstructed view of the city skyline and surrounding trees, offers a serene space for hosting summer parties or simply unwinding in the evenings. The main level also boasts two bedrooms, each with its own luxurious ensuite bathroom, ensuring ultimate privacy and comfort. A third full bathroom is conveniently located for guests. The primary suite is a retreat, offering a spacious walk-in closet and an exquisite Kohler steam shower, designed for both relaxation and wellness. The meticulously renovated interiors feature elegant travertine marble, rich hardwood floors, and freshly painted walls, with custom window blinds throughout. The heart of the home is the stunning Cambium-designed kitchen, featuring custom cabinetry, pull-out sliding drawers, a roll-out pantry, and exquisite granite countertops. The professional-grade gas range and sleek Silestone double sink elevate the space to a chef's dream. The lower level is an entertainer's haven, with a walk-out basement that opens to a large concrete-covered patio, offering seamless access to the outdoors. This area provides both a serene retreat & an ideal space for hosting gatherings. Additionally, the lower level features a generously sized bedroom, a nearby fourth bathroom, and a built-in home theatre with 11-speaker sound. For those seeking more storage or a workspace, a large storage room offers the perfect solution—ideal for use as a workshop or for securing seasonal items. With three gas fireplaces providing warmth & ambiance, along with upgraded LED pot lights featuring dimmer switches, the home exudes a refined and welcoming atmosphere. A Swann security system ensures both comfort and peace of mind. This home is move-in ready, with a brand-new furnace for optimal efficiency. Whether you choose to enjoy it as it stands or explore its future possibilities, this property offers exceptional flexibility to suit your needs. More than just a residence, this home is a statement of luxury, style and urban convenience.

Inclusions:
Property Listed By:

**Swann & Telus Alarm
RE/MAX Complete Realty**

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











