

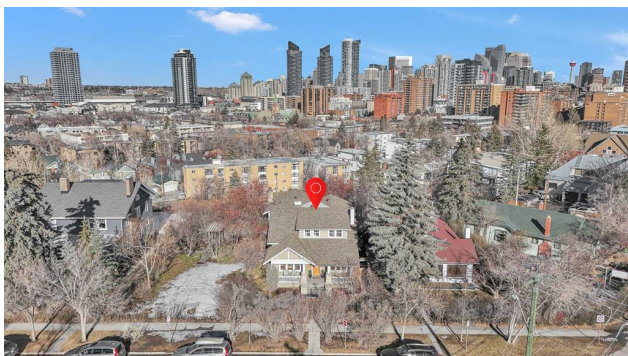


THE
A-TEAM

**RE/MAX
FIRST**

110 SCARBORO Avenue, Calgary T3H2H1

MLS®#: **A2196887** Area: **Scarboro** Listing Date: **02/26/25** List Price: **\$1,500,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1919**
Lot Information
 Lot Sz Ar: **7,427 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,096**
 Low Sqft:
 Ttl Sqft: **3,096**

DOM

-0
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Interior Lot,Landscaped,Lawn,Level,Low Maintenance Landscape,No Neighbours Behind,Private,Rectangular Lot,Street Lighting,Views

Park Feat:

220 Volt Wiring,Additional Parking,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,Rear Drive

Utilities and Features

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

Construction: **Mixed,Shingle Siding,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **2412297**

Remarks

Pub Rmks: **Welcome to 110 Scarboro Ave SW, an impressive home located in the highly desirable family community of Scarboro. Boasting downtown views and all the space a**

family could need, this classic craftsman-style home checks all the boxes! Originally constructed in 1919, with an addition completed around 2000, this home blends old-world charm with modern functionality. Situated on an oversized flat lot, this spacious family home offers 5 bedrooms, 4 bathrooms, and 4,500 sq ft of finished living space. As you approach, the private entrance is framed by lush greenery and a welcoming front deck. Step inside to discover the home's timeless character, highlighted by beautiful woodwork and details that are hard to find in modern builds. The main level features a convenient mudroom, inviting hardwood floors, and a cozy sitting room with a wood-burning fireplace (one of five fireplaces throughout the home). The den/home office is filled with charm, showcasing impressive built-ins and ample natural light, while the dedicated dining room is perfect for entertaining friends and family, and is complete with exquisite woodwork. The open-concept kitchen and living area are designed for modern living, featuring a gas stove, stone countertops, stainless steel appliances, and ample cabinetry. The living room offers downtown views, a wood-burning fireplace, built in features and access to the spacious rear deck. Upstairs, the oversized master bedroom is a retreat with vaulted ceilings, large windows, and panoramic downtown views. The spa-like ensuite bathroom includes dual vanities, a soaker tub, and a beautifully tiled shower. Three additional bedrooms and a 4-piece bathroom complete the upper level. The walk-up basement is a versatile space, featuring a family room with a gas fireplace, a dedicated wine room, and a fifth bedroom with a 3-piece bathroom. The basement entrance has custom built-in storage, making it ideal for an active family. Outside, the expansive 7,500 sq ft lot is a true inner-city oasis, offering a large rear deck perfect for entertaining. The heated, insulated and oversized double garage has been used as a woodworking shop but could easily be repurposed as a standard garage, and the rear lane is not to be overlooked with its private access providing additional parking and storage if needed. This location is hard to beat and is surrounded by homes that exude pride of ownership, as well as residents who are passionate about their community and preserving the unique heritage that makes Scarboro so desirable. Enjoy quick access to downtown, trendy 17th Ave for shopping and dining as well as the convenience of the nearby Calgary Tennis Club and the highly rated Sunalta School (K-6). All are within walking distance. (Checkout the 3D tour)

Inclusions:

Property Listed By:

None

2% Realty

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

