

# \$1,195,000 - 407 Superior Avenue Sw, Calgary

MLS® #A2212822

**\$1,195,000**

4 Bedroom, 2.00 Bathroom, 1,904 sqft

Residential on 0.14 Acres

Scarboro, Calgary, Alberta

This charming character home, located in the highly sought-after and friendly Scarboro community, features a well-appointed layout and distinctive architectural elements, creating a space you'll want to call home. It has been beautifully preserved and enhanced with modern upgrades. The chef's kitchen features stainless steel appliances, ample storage, and a quartz countertop space, opening to the full-sized dining room, making it ideal for entertaining. The spacious living and flex rooms are filled with natural light from the walls of windows. On the upper level, the king-sized primary bedroom features a walk-in and offers views from every window. There are two more full-sized bedrooms on the same level, one with a walk-in closet and the other showcasing a skyline view. The upgraded 4 pc bathroom includes a new countertop, flooring, tile surround, and a deep soaker tub. The developed basement provides an additional living area with a full-sized bedroom (non-egress window), a family room, a large storage room, and laundry facilities. Some of the features and upgrades include mature gardens with east and west-facing landscaping for all-day sun exposure, an attached single garage, new solar panels, updated electrical, attic insulation, two new furnaces and new central A/C, new carpet in the basement, light fixtures and window coverings, and new kitchen and laundry appliances. The location of this property offers an exceptional lifestyle and convenience. It is situated across from



top-rated Sunalta School (K-6) and is close to playgrounds, off-leash dog parks, the Calgary Tennis Club, the Bow River Pathway, bike routes, and public transit. It also provides easy access to 14 St and Crowchild for city-wide travel. This home has been loved and cared for, and is ready for you to call your own.

Built in 1912

### **Essential Information**

MLS® #	A2212822
Price	\$1,195,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,904
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	407 Superior Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2J5

### **Amenities**

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Basement, Den
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
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