



**GRASSROOTS**

REALTY GROUP

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**433 Scarboro Avenue SW  
Calgary, Alberta**

**MLS # A2301063**



**\$1,580,000**

<b>Division:</b>	Scarboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,048 sq.ft.	<b>Age:</b>	1929 (97 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Soaking Tub		

**Inclusions:** Second Dishwasher, Storage Shed, Microwave (as is), Built-In Espresso Maker (as is)

**SCARBORO FAMILY HOME | SOUTH FACING BACKYARD | IDEAL LOCATION | 4 BEDROOMS & 3.5 BATHROOMS** Open House Saturday May 2, 11am-1pm. Set on one of the most coveted streets in Scarboro, this timeless residence offers an elegant blend of character, comfort, and family design. Quietly positioned along Scarboro Avenue, the home enjoys open views over a green space and is just steps from the well-loved Sunalta School—a peaceful setting tucked into the inner city. From the moment you arrive, the home makes a lasting impression. A gracious front approach and classic peaked roofline speak to its architectural charm, while inside, warm site-finished hardwood floors and refined detailing create a sense of understated sophistication. The front living room is filled with natural light and anchored by a beautifully crafted corner wood burning stove with a brick surround and wood mantle. The kitchen is designed for both everyday living and elevated entertaining. Generous prep space, a secondary sink, a lowered eating bar, heated floors and the rare addition of two dishwashers offer effortless functionality. Premium appliances—including a fully integrated Miele fridge, gas cooktop, and 24" Viking griddle. Upstairs, features a family friendly layout with three well-proportioned bedrooms. The primary suite offers a private retreat, complete with a walk-in closet and a five-piece ensuite featuring a Restoration Hardware cast iron soaker tub, glass shower, double vanity, and a separate water closet. Two additional bedrooms share a spacious bathroom, while a dedicated office, upper laundry, and access to a private balcony add to the home's thoughtful design. The fully developed lower level has been recently renovated and provides useful, every day living space, including an expansive recreation area with custom built-ins

&ndash; a great play area for kids or a media room. There is a fourth bedroom, full bathroom, and a flexible gym or studio with walk-up access to the outdoors. Recent upgrades include a painted exterior, new landscaping, central air conditioning, a new furnace, new tankless hot water system, water softener, and central air conditioning. The plumbing, electrical and roof have all been updated. One of the most inviting attributes of this home is the backyard &ndash; a bright, south facing hideaway that feels made for family life. There&rsquo;s a welcoming fire pit area for evenings together, a hot tub for unwinding, and a spacious deck perfect for summer dinners and slow mornings. With plenty of room for the kids to run and play, plus a double detached garage, it is a space that feels both full of heart and practical. Living in Scarboro offers a special sense community for both adults and children, paired with inner-city convenience, nearby parks, off-leash areas, and the Calgary Tennis Club just moments away. A beautiful home in one of Calgary&rsquo;s most cherished neighbourhoods.