



GRASSROOTS

REALTY GROUP

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**1616 Summer Street SW
Calgary, Alberta**

MLS # A2308218

\$1,800,000



Division:	Scarboro		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,245 sq.ft.	Age:	1946 (80 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Many Trees, Reverse Pie Share		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

5 BEDROOMS | SCARBORO FAMILY HOME | A special character home in Scarboro with lots of detail thought-out. Stepping in to the home, you immediately feel the warmth with the rich hardwood floors and charming original and updated features throughout. A rare find with the upper level offering 3 bedrooms plus a loft/play area off one of the bedrooms, 2 full bathrooms. The main living room is very welcoming offering a view of the front street and can be used as a living room, dining room or a combination with a gas fireplace. Off the kitchen is the most perfect TV/bonus room, vaulted ceiling with skylights and a wood burning fireplace with gas log lighter, plus a door leading onto a cozy large deck with a view of the backyard. A kitchen with charm, high quality finishes and function, this is a space your family and guests will gather and enjoy together, with eating island with bar stools, a butcher block counter at one end for food prep, top of the line appliances, view of the front street and backyard. There is a pantry of the kitchen with a standup freezer. A back door leading onto a patio and backyard which is close to third of an acre. A big bonus is the large office/den on the main floor with large windows overlooking the back yard, plus a half bath on the main floor. The bedrooms are all wonderful size. The lower level feels inviting and is a great space for older children and guests, with 2 bedrooms, rec room, 3 piece bath, a large laundry room. There are also stairs to the large double garage, with a private door to the back yard. The yard is very private and well treed, a hidden gem to spend countless days and evenings in. Calgary Tennis Club is a couple blocks away as well as the top rated Sunalta K-6 primary school, acclaimed Western Canada High School is a short 5-minute commute. Quick access to all amenities, restaurants, downtown, universities, hospitals, LRT and

trendy 17th Avenue shops and services.