



GRASSROOTS
REALTY GROUP

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**342 Superior Avenue SW
Calgary, Alberta**

MLS # A2309508



\$1,885,000

Division:	Scarboro		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,274 sq.ft.	Age:	1918 (108 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Front Drive, Guest, Rear D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Cedar Shake, Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: N/A

Nestled cross a serene park, in the heart of historical Scarboro - one of Calgary’s most coveted inner-city enclaves - this renovated exquisite 5-bedroom red-brick residence features a downtown view and 4,561 sq ft of total living space. The Main Floor boasts 1,669 sq ft of expansive living space with 3 fireplaces. A truly rare find: a family home for a growing family that blends traditional charm with modern artistry. From 2000 to 2023, the house had been fundamentally transformed with modern builds: new three level 1,700 sq ft addition including the new custom kitchen; renovated bathrooms, oversized attached double garage, in-floor heating, heated driveway, electrical and mechanical updates, new patio, new windows, new flooring; a Vacuflo system and more. The iconic red brick facade & manicured front garden present timeless heritage curb appeal. The architectural, gourmet Farmhouse Kitchen, designed and built by industry leader Downsview Kitchens, wrapped in three walls of windows with vaulted ceilings & exposed beams, bringing tremendous natural light and the outdoors cooking in; Sculptural oversized island with curved granite counters and 2 kitchen sinks; Sub-Zero 48” refrigerator, Gaggenau, Thermador and Dacor appliances; Italian ceramic tile floors with in-floor heating; Adjacent dining area with a fireplace, Built-in Sub-Zero wine/beverage fridge and a Miele coffee machine; Outside the kitchen, a covered skylit patio overlooks the gardens for outdoor retreat gatherings. Spacious living room with wood-burning fireplace and garden views, featuring custom cabinetry; an office / den with shelving and wood-burning fireplace. Four large bedrooms up including an extra large Primary Suite with sitting area, a spa-inspired ensuite, custom floor-to-ceiling dressing cabinets and an extra walk-in closet, a

Juliet Balcony and downtown skyline views! Bedroom 2: Built-in sink / vanity and a walk-in closet; Bedroom 3: custom wardrobe and storage; Bedroom 4: contains an adjacent south facing sunroom / yoga room overlooking the park. Lower Level: Expansive rec/living room with wet bar; Flex room for dedicated fitness area and an office / Den; and 5th bedroom. A Full bathroom. Large laundry area with cast-iron double sink and laundry chute. Heating & Mechanical: Main steam boiler system (2017) with radiant heat; plus 2nd boiler and 3rd furnace. Oversized double attached garage with workshop space and heated driveway. Front driveway provides easy access. Unmatched Location in a Park like Setting - Steps to Downtown, vibrant 17 the Ave SW and C-train station. Close to Top-Ranking Sunalta School, Mount Royal Junior High and Western Canada High School.