



1738 Suffolk Street SW
Calgary, Alberta

MLS # A2319377



\$988,888

Division:	Scarboro/Sunalta West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,828 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		

Inclusions: NA

This is the one you've been waiting for! Rare opportunity to secure a premium 63 ft x 121 ft west-facing lot in the highly desirable community of Scarboro/Sunalta West, offering spectacular downtown Calgary views, exceptional redevelopment potential, and an unbeatable inner-city location. Whether you're looking to build a stunning custom family home from the ground up or capitalize on a property with solid bones and a strong foundation for a high-end renovation or fix-and-flip project, this property presents endless possibilities. The existing bungalow offers excellent holding, renovation, or redevelopment potential, while the true value lies in the remarkable lot, desirable orientation, and panoramic city views. Surrounded by mature trees, established homes, and beautiful green spaces, this coveted location offers quick access to downtown, LRT stations, top-rated schools, Edworthy Park, Shaganappi Golf Course, river pathways, and countless amenities. Properties of this calibre in one of Calgary's most prestigious and tightly held neighbourhoods rarely become available. Don't miss your chance to create something truly special in Scarboro/Sunalta West.