



**GRASSROOTS**  
REALTY GROUP

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342 Superior Avenue SW  
Calgary, Alberta

MLS # A2343809



**\$1,799,000**

|           |                                                                             |        |                    |
|-----------|-----------------------------------------------------------------------------|--------|--------------------|
| Division: | Scarboro                                                                    |        |                    |
| Type:     | Residential/House                                                           |        |                    |
| Style:    | 2 Storey                                                                    |        |                    |
| Size:     | 3,169 sq.ft.                                                                | Age:   | 1918 (108 yrs old) |
| Beds:     | 5                                                                           | Baths: | 3 full / 1 half    |
| Garage:   | Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D |        |                    |
| Lot Size: | 0.14 Acre                                                                   |        |                    |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Many    |        |                    |

**Heating:** Boiler, In Floor, Forced Air, Natural Gas

**Floors:** Hardwood, Tile, Vinyl Plank

**Roof:** Asphalt Shingle, Cedar Shake, Clay Tile

**Basement:** Full

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Built in Coffee Machine, Built in Grill

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

Facing the park in historic Scarboro, this 5-bedroom red brick home has seen extensive renovation since 2000, anchored by a full kitchen rebuild from Downsview Kitchens. Vaulted ceilings, exposed beams, windows on three sides, a Sub-Zero 48" fridge, Gaggenau and Thermador appliances, a built-in Sub-Zero wine fridge and a Miele coffee station. The kitchen was just refreshed with brand-new quartz countertops throughout, including levelling what used to be a raised eating bar so the whole counter now runs at one height. The second floor adds 1,407 sq ft across four bedrooms, including a primary suite with a sitting area, spa ensuite, custom floor-to-ceiling dressing cabinets, a Juliet balcony and downtown skyline views. The basement boasts a rec room and wet bar, a flex/fitness space, a fifth bedroom and a full bath, bringing total living space to 4,435 sq ft. Heat comes from a 2017 steam boiler with radiant in-floor heat plus two additional boiler/furnace systems, and the house runs on whole-house Vacuflo. The fence has recently been repaired. It's a short walk to downtown, 17th Ave SW and the C-Train, and the designated schools are unmatched, with Sunalta Elementary (#1 ranked public elementary school in Alberta) and Western Canada High School within walking distance.