

**524 Scarboro Avenue SW**  
**Calgary, Alberta**

**MLS # A2185083**



**\$1,295,000**

<b>Division:</b>	Scarboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Rare opportunity to purchase a fully renovated walkout bungalow in the sought after community of Scarboro! This gorgeous home has over 2,500 sq ft of living space and has been taken down to the studs and completely transformed into a modern masterpiece. Large open concept floor plan with formal front foyer, mud room off the garage, open beam vaulted ceilings, incredible kitchen with quartz counter tops, upgraded appliances including beverage drawers and gas stove, stunning gas fireplace, half bath and plenty of pot lights throughout. Spacious main floor primary bedroom with walk-in closet and a beautiful 4-piece ensuite complete with an amazing tiled shower and double vanity. Large walkout basement includes a family room with additional fireplace, two bedrooms, full bath, laundry room and plenty of storage. Huge deck off the main floor kitchen to enjoy the downtown views and a private covered patio down below that would be perfect for a future hot tub. Large landscaped back yard, single attached garage and a large driveway for additional parking. Absolutely everything has been done in this home to get it ready for the next great family. Just steps from Sunalta school & playground and just a short walk or ride into work downtown. Amazing location and an absolutely incredible quality renovation! This one won't be around for long so call today to book your private showing!