# \$1,099,900 - 324 Superior Avenue Sw, Calgary

MLS® #A2215939

## \$1,099,900

3 Bedroom, 2.00 Bathroom, 1,206 sqft Residential on 0.14 Acres

Scarboro, Calgary, Alberta

Open House Saturday May 3rd - 1-3pm and Sunday May 4th - 1-3pm. Welcome to this charming bungalow located on a quiet, tree-lined street in the prestigious inner-city community of Scarboroâ€"a neighborhood known for its timeless character, beautiful homes, and unbeatable access to the downtown core. This 3-bedroom, 2-bathroom home sits on a large, beautifully landscaped lot, offering exceptional outdoor space for relaxing, entertaining, or future development potential. Inside, you'll find a bright, sun-filled interior with large windows that flood the home with natural light. The kitchen is both stylish and functional, featuring granite countertops, newer appliances, and plenty of cabinet space. The main bathroom has been tastefully updated with modern finishes, while the overall home has been meticulously maintained and is move-in ready. Families will appreciate being walking distance to some of Calgary's top-rated schools, parks, and pathways, all while enjoying the peaceful, community-oriented atmosphere that makes Scarboro so sought after. This is a rare opportunity to own a turnkey home in one of Calgary's most desirable enclaves.







Built in 1925

#### **Essential Information**

MLS® # A2215939 Price \$1,099,900 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,206

Acres 0.14

Year Built 1925

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 324 Superior Avenue Sw

Subdivision Scarboro

City Calgary

County Calgary

Province Alberta

Postal Code T3C 2J2

### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Central Vacuum, French Door, Granite Counters,

Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave,

Refrigerator, Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 30th, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

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