

# \$1,195,000 - 407 Superior Avenue Sw, Calgary

MLS® #A2212822

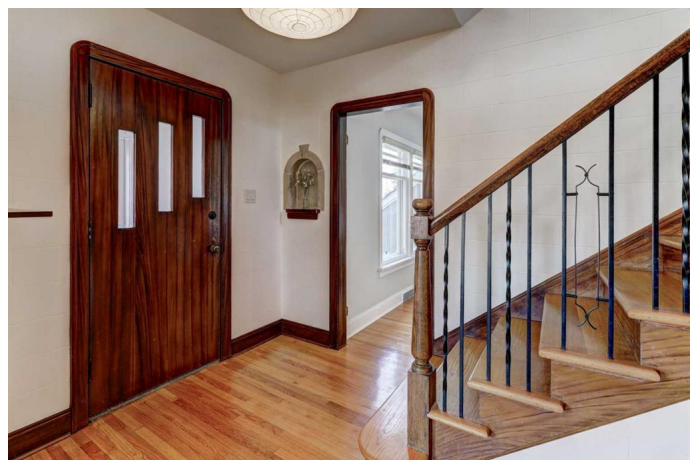
**\$1,195,000**

4 Bedroom, 2.00 Bathroom, 1,904 sqft

Residential on 0.14 Acres

Scarboro, Calgary, Alberta

This charming character home, located in the highly sought-after and friendly Scarboro community, features a well-appointed layout and distinctive architectural elements, creating a space you'll want to call home. It has been beautifully preserved and enhanced with modern upgrades. The chef's kitchen features stainless steel appliances, ample storage, and a quartz countertop space, opening to the full-sized dining room, making it ideal for entertaining. The spacious living and flex rooms are filled with natural light from the walls of windows. On the upper level, the king-sized primary bedroom features a walk-in and offers views from every window. There are two more full-sized bedrooms on the same level, one with a walk-in closet and the other showcasing a skyline view. The upgraded 4 pc bathroom includes a new countertop, flooring, tile surround, and a deep soaker tub. The developed basement provides an additional living area with a full-sized bedroom (non-egress window), a family room, a large storage room, and laundry facilities. Some of the features and upgrades include mature gardens with east and west-facing landscaping for all-day sun exposure, an attached single garage, new solar panels, updated electrical, attic insulation, two new furnaces and new central A/C, new carpet in the basement, light fixtures and window coverings, and new kitchen and laundry appliances. The location of this property offers an exceptional lifestyle and convenience. It is situated across from



top-rated Sunalta School (K-6) and is close to playgrounds, off-leash dog parks, the Calgary Tennis Club, the Bow River Pathway, bike routes, and public transit. It also provides easy access to 14 St and Crowchild for city-wide travel. This home has been loved and cared for, and is ready for you to call your own.

Built in 1912

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212822          |
| Price          | \$1,195,000       |
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,904             |
| Acres          | 0.14              |
| Year Built     | 1912              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 407 Superior Avenue Sw |
| Subdivision | Scarboro               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 2J5                |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                    |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 3                                                                                                             |
| Fireplaces        | Gas, Living Room, Basement, Den                                                                               |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard                                                    |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stucco                                                          |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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