



# 1628 Scotland Street Calgary Alberta

\$845,000

PRICE IMPROVEMENT - UPGRADED & RENOVATED CHARACTER 2 Bedroom SCARBORO Bungalow featuring CITY VIEWS, illegal SUITE plus a DOUBLE detached HEATED Garage with SOLAR PANELS. Main floor floor plan impresses with a spacious foyer leading through to the open plan living room with decorative fireplace and oversized front window, open dining area with new designer lighting and new south windows (all other windows upgraded 10+ years ago). Kitchen is upgraded with custom maple cabinetry, newer appliances and space for storage. Primary bedroom is king sized and features built-in double closets, the second bedroom is also very spacious and sneaks city views. Main floor bathroom was recently renovated with an all new 4 piece ensemble. Illegally suited basement has a separate entrance and features larger windows that infuse natural light throughout, a custom kitchen area with newer cabinets, quartz counters and stainless steel appliances. Bathroom is a gorgeous 4 piece spa inspired cheater ensuite with heated floors, a soaker tub and walk in shower. The king sized basement bedroom features built-in cabinetry and a handy second entrance to the outside. The laundry area is located on the stairs and is shared. The Double detached garage is oversized and heated and hosts the solar panels (25 year warranty) that generate great value for utility cost. In 2024 the total electrical bill was \$191.91 - a savings of \$900 annually. Additional Parking is also available as a gravel area behind the garage for tenants or additional vehicles. Backyard is extensive and hosts areas for planters, firepit and deck area. Some of the upgrades during the ownership include but are not limited to Furnace 2023, HWT 2024, AC replaced 2023, Roof approx 15 years old, Windows are newer and south facing 2024, Elastomeric Exterior Paint 2023, Main Bathroom 2021, Suite kitchen 2017, Trex front deck 2022, & back...

4pc Bathroom 8.17 Ft x 11.17 Ft

Bedroom 19.00 Ft x 9.25 Ft

Kitchen 6.08 Ft x 21.92 Ft

Recreational, Games room 17.25 Ft x 21.33 Ft

Furnace 7.42 Ft x 10.58 Ft

4pc Bathroom 6.00 Ft x 6.75 Ft

Bedroom 9.83 Ft x 10.42 Ft

Dining room 11.25 Ft x 11.17 Ft

Foyer 5.08 Ft x 4.08 Ft

Kitchen 11.83 Ft x 11.17 Ft

Living room 13.25 Ft x 18.83 Ft

Primary Bedroom 12.33 Ft x 12.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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