



REALTOR®



## 2231 Sumac Road Calgary Alberta

\$1,149,999

An updated mid-century Bungalow in a beautiful nook of West Hillhurst. 1440 sqft of living space with 3 spacious bedrooms on the main floor, a 1035 sqft basement, a beautiful Primary bedroom with an ensuite in the Basement, and a total living area of 2575 sqft. It has a 325sqft living/great room addition overlooking a SW backyard. This house has tonnes of character to go along with the spaciousness. Some of the upgrades include an Oak finish door and window frames, original refinished Hardwood in the main room bedrooms, Bamboo flooring with Rosewood-warm dark finish in the family room, claimed leather flooring and granite counter tops in the kitchen, heated flooring the bathrooms, Hardie Board/Composite siding exterior, EV charging in the 'IR' heated garage, and an intricate sprinkler system for the yards. The serene SW facing backyard has a pergola overlooking a quiet park. Sumac Road is in West Hillhurst, it is very close to coveted locations like the Grasshopper Hill and Hounsfeld Heights, it is treelined, and is in the upper reaches of West Hillhurst. This is a 50ft (49.94ft) Frontage lot with RCG zoning in the inner-city NW Calgary, with an urban park at the back, and on a quiet street. (id:6769)

4pc Bathroom 10.58 Ft x 13.42 Ft  
 Primary Bedroom 11.08 Ft x 11.83 Ft  
 Recreational, Games room 26.25 Ft x 11.83 Ft  
 Storage 9.75 Ft x 13.75 Ft  
 Furnace 13.25 Ft x 13.92 Ft  
 3pc Bathroom 7.58 Ft x 4.83 Ft  
 Bedroom 8.83 Ft x 10.92 Ft

Bedroom 11.00 Ft x 10.92 Ft  
 Bedroom 11.50 Ft x 12.00 Ft  
 Dining room 10.17 Ft x 14.58 Ft  
 Family room 10.92 Ft x 14.58 Ft  
 Kitchen 10.58 Ft x 12.08 Ft  
 Living room 12.00 Ft x 27.17 Ft

Listing Presented By:



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**Mirror**

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