



2312 Sunset Avenue Calgary Alberta

\$1,199,000

Welcome to this amazing home in the highly sought-after neighborhood of Upper Scarboro! This unique property offers a seamless design with a fantastic flow throughout, combining modern upgrades with timeless charm. Situated on an oversized 70 ft x 115 ft lot, this home provides excellent access to both Crowchild Trail and Bow Trail, with the C-Train station just a short walk away. Enjoy stunning, unobstructed views of nearby parks and partial downtown skyline vistas from the expansive wrap-around balcony, perfect for relaxing or entertaining. Inside, the main level features a convenient bedroom, bathroom, and office—ideal for guests or a home workspace. The second floor is designed for entertaining, with an open-concept living and dining area that flows into a spacious kitchen. The third level boasts a massive master retreat with a private office or sitting area, an additional bedroom, and another bathroom, with plenty of opportunities to reconfigure the space to suit your needs. The fully finished basement offers even more living space, featuring a cozy family room and an additional bedroom. A rare double-attached garage completes this incredible home. Don't miss out on this one-of-a-kind property in an unbeatable location! (id:6769)

Kitchen 11.83 Ft x 12.42 Ft
 Living room 21.33 Ft x 19.50 Ft
 Dining room 9.08 Ft x 12.83 Ft
 Bedroom 11.50 Ft x 11.92 Ft
 Primary Bedroom 14.25 Ft x 12.58 Ft
 4pc Bathroom 5.08 Ft x 7.67 Ft
 Den 3.25 Ft x 8.25 Ft

Bedroom 10.17 Ft x 14.00 Ft
 Recreational, Games room 12.58 Ft x 13.33 Ft
 Laundry room 6.83 Ft x 12.42 Ft
 4pc Bathroom 5.00 Ft x 8.25 Ft
 Bedroom 12.17 Ft x 11.92 Ft
 Office 15.17 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:
 CIR Realty

<http://albertainvestments.ca/>



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