



## 2332 Sunset Avenue Calgary Alberta

\$1,395,000

For more information, please click on the Brochure button below. Upper Scarboro luxury neighborhood on a large 70' lot, a very quiet street with City Views, very private yard and more. You must see this home. A beautiful property that marries mid century charm with contemporary comfort nestled inner city that offers unparalleled views and conveniences. This home is very inviting with the large windows to view the spectacular city skyline, breath taking sunrises and its 180 degree view. Extra large upper and lower decks to a private back yard adds to the inner city lifestyle that is only minutes from downtown, parks, schools and 17ave. Front drive double garage with lots of street parking in front of your home. Extensively professionally renovated to modern standards, including travertine marble and real hardwood floors greet you on the main floor. It has been very well cared for and was recently painted inside including new window blinds in May 2024. Cambium woodwork did the high end well organized custom kitchen cabinets with pull out sliding drawers, roll out pantry, granite counter tops, it has a professional gas range, silstone double sink, and the downstairs Theatre/Music room cabinets to match. There is a lot to discover within this home with three cozy gas fireplaces, brand new furnace, upgraded LED pot lights and dimmer switches throughout, a Swann security system and much more. Two bedrooms and three bathrooms upstairs, the master bedroom has a walk in closet and a Kohler steam shower with multiple spray options to add to your health and wellness. One large bedroom downstairs with a 4th bathroom, large recreation & bonus theatre/music room. There were plans to add a second floor OR it's MOVE IN READY NOW. Come and see it for yourself. This special home is ready with its Main floor 1650.09 sq ft (153.29m2) plus downstairs 1350 sq ft (125.45 m2), makes total...

Other 13.00 Ft x 12.00 Ft

Recreational, Games room 32.42 Ft x 12.25 Ft

Laundry room 21.00 Ft x 9.33 Ft

Bedroom 15.33 Ft x 12.92 Ft

3pc Bathroom 9.92 Ft x 2.58 Ft

Media 18.75 Ft x 11.92 Ft

Living room 23.25 Ft x 14.92 Ft

Foyer 14.67 Ft x 11.42 Ft

Primary Bedroom 15.83 Ft x 9.83 Ft

Bedroom 13.33 Ft x 11.75 Ft

3pc Bathroom 7.92 Ft x 6.17 Ft

3pc Bathroom 7.58 Ft x 5.08 Ft

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

Listing Presented By:



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CIR

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Kitchen 19.33 Ft x 13.58 Ft  
Dining room 11.92 Ft x 11.08 Ft  
4pc Bathroom 15.75 Ft x 5.25 Ft