



426 Superior Avenue Calgary Alberta

\$1,230,000

**** PRICE REDUCED ****. If you're looking for a newer, more modern home, there are plenty in Scarborough. But as Cicero once said, "If you have a garden and a library, you have everything you need." This is the opportunity you won't want to miss. Here, your picture-perfect window doesn't just frame lush, top-tier inner city greenery, it also captures the most heartwarming sight of all: your child running freely across the schoolyard at recess, right before your eyes. This home sits in one of the quietest corners of Scarborough, where fewer than five cars pass by on an average day (excluding school pick-up and drop-off times). Your children can play safely and freely after school. Yes -- this kind of serenity truly exists, right in the heart of the city. Meanwhile, it's also one of the most vibrant spots in the neighborhood -- under 100 steps from the school. Each morning and afternoon, a cheerful parade of children passes by your gate. Your child will always be the first to arrive home - never alone, always surrounded by friends. A postcard window view, rather than a standard view of brick, is already a rare inner-city luxury. But you have more: a walkout basement. You also have a charming view of North American robins right on your porch. Since 2021, they have come for three springs and will likely stay for generations to come. If sleek, modern interiors are a must, you'll likely want to renovate. But a clean home, free of renovation odors, one that holds the warmth of generations, may be more soothing to the soul than cookie-cutter interiors. This particular home, once built with luxury in mind, still exudes an impressive sense of elegance and grandeur. Its aesthetic may differ from the developer-driven trends, but its timeless beauty stands apart--and stands strong. Also, houses age and lose value over time. It's the land beneath them that grows more valuable as the years go by...

4pc Bathroom 9.75 Ft x 5.00 Ft

Recreational, Games room 21.67 Ft x 13.83 Ft

Bedroom 10.92 Ft x 9.67 Ft

Storage 6.33 Ft x 14.00 Ft

Furnace 19.08 Ft x 13.92 Ft

Other 12.67 Ft x 13.83 Ft

Dining room 6.33 Ft x 12.33 Ft

Bedroom 13.17 Ft x 11.25 Ft

2pc Bathroom 7.67 Ft x 3.83 Ft

Primary Bedroom 12.42 Ft x 14.42 Ft

Bedroom 8.67 Ft x 12.00 Ft

Bedroom 14.42 Ft x 12.00 Ft

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Listing Presented By:



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|-------------|---------------------|--------------|--------------------|
| Other | 4.83 Ft x 6.50 Ft | 4pc Bathroom | 13.08 Ft x 8.58 Ft |
| Living room | 16.17 Ft x 12.33 Ft | Sauna | 2.25 Ft x 6.08 Ft |
| Family room | 12.83 Ft x 18.67 Ft | Other | 3.25 Ft x 9.75 Ft |
| Kitchen | 8.67 Ft x 14.00 Ft | | |