

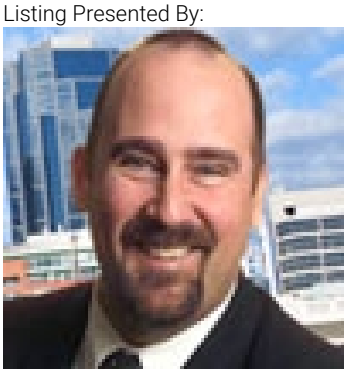
1616 Shelbourne Street Calgary Alberta

$949,900

Charming and beautifully renovated, this 1.5 storey home in historic Scarboro offers nearly 1,500 sq ft of warm, inviting living space. The main level features oak hardwood floors and custom lighting, setting the stage for a gracious living room anchored by a double sided fireplace shared with the spacious dining room--an ideal setting for hosting family and friends. The thoughtfully updated kitchen is a cook's dream, complete with heated floors, abundant counter and storage space, an eating bar, and upgraded appliances including a new Wolf range, Miele dishwasher, and newer refrigerator. A large picture window frames serene views of the park like backyard. An office/den provides an excellent work from home setup, and a stylish 2 piece powder room completes the main level. The upper level is dedicated to the private primary retreat, showcasing maple hardwood floors, custom built in dressers, generous closet space, and a tranquil 5 piece ensuite with in floor heat, dual sinks, a relaxing soaker tub, and separate shower. The basement provides an excellent opportunity for development to extend the living space. Renovations completed in 2007 include new plumbing and wiring, strapped walls for increased insulation, central air conditioning, custom lighting, European door hardware, upgraded plumbing fixtures (taps, designer sinks, bath and shower). Most windows have been replaced with quality wood casement units--double pane on the upper floors and triple pane in the basement, except for the new egress window. Outdoors, the backyard offers a peaceful escape with a large deck, raised garden boxes, and mature landscaping. A double detached garage provides effortless parking. This coveted inner city location is unbeatable--steps to vibrant 17th Avenue, close to schools, shopping, public transit, and offering quick access to 17th Avenue, 14th Street, and Crowchild Trail. (id...

Storage 10.08 Ft x 12.17 Ft
Dining room 18.58 Ft x 10.50 Ft
Kitchen 10.75 Ft x 21.75 Ft
Living room 14.25 Ft x 12.00 Ft
Office 9.08 Ft x 9.33 Ft
2pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 21.92 Ft x 1.75 Ft
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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