



## 2231 Sumac Road Calgary Alberta

\$1,149,000

An updated mid-century Bungalow in a beautiful nook of West Hillhurst. A total living space of 2575 sqft, inclusive of 1440 sqft of living space with 3 spacious bedrooms on the main floor, a 1035 sqft basement which holds the Primary bedroom with an upgraded, ensuite bathroom housing a soaker tub, heated flooring and more. It has a 325 sqft living/great room addition overlooking a SW backyard, the greenspace at the back lends to the mesmeric and private summer sunsets. 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, leather flooring and granite counter tops in the kitchen, heated flooring and upgraded shower in the main floor. If you "cook" a lot, great news - this one has a powerful kitchen exhaust fan. The house has a Heat-Pump that works with an efficient Furnace for heating, and as an air-conditioner in the summer. This combination very robust. The exterior has Hardie Board/Composite siding exterior, EV charging in the 'IR' heated garage. The enormous front yard has an intricate sprinkler system. 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. It has a 50ft (49.94ft) Frontage with R-CG zoning, with an urban park at the back, and on a quiet street. The home has been renovated in-keeping with the original character of the house. Additionally, it also has exterior cameras, alarm systems, Rolco Security blinds at the back, and an electronics hub to manage the security features. (id:6769)

4pc Bathroom 10.58 Ft x 13.42 Ft

Recreational, Games room 26.25 Ft x 11.83 Ft

Primary Bedroom 11.08 Ft x 11.83 Ft

Storage 9.75 Ft x 13.75 Ft

3pc Bathroom 7.58 Ft x 4.83 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

Furnace 13.25 Ft x 13.92 Ft

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

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 8.83 Ft x 10.92 Ft