



342 SUPERIOR Avenue Calgary Alberta

\$1,850,000

Facing a serene park in historical Scarboro—one of Calgary's most coveted inner-city enclaves—this exquisite 5-bedroom red-brick residence offers 4,289 sq ft of refined living space (Main Floor alone boasts about 1700 sq ft. expansive living place with 3 fireplaces) and a blend of heritage charm and modern craftsmanship. From 2000 to 2022, about \$800,000 had been invested in fundamentally transforming the home with modern builds: new three-level 1,700 sq ft addition including the new custom kitchen and family room; updated bathrooms, oversized under-drive, attached double garage, in-floor heating, heated driveway, electrical and mechanical updates, new patio, new windows, new flooring, vacuflo system and more. The iconic red-brick facade and front manicured garden exude timeless heritage charm. The architectural, gourmet Farmhouse Kitchen, designed and built by industry leader Downsview Kitchens, wrapped in three walls of windows with vaulted ceilings and exposed beams, a showpiece kitchen brings exceptional natural light and "the outdoors cooking in."; Sculptural oversized island with curved granite counters and 2 kitchen sinks; Sub-Zero 48" refrigerator, Gaggenau and Thermador appliances; Italian ceramic tile floors with in-floor heating; Adjacent family room with fireplace; Outdoor kitchen and skylit patio overlooking the gardens; Formal dining room with garden views and custom cabinetry, and built-in Sub-Zero wine/beverage fridge and Miele coffee station nearby; Spacious living room with wood-burning fireplace; Office/den with wood-panelled walls, shelving, and wood-burning fireplace. Upper Level: Four bedrooms, sunroom, and two beautifully updated bathrooms; Primary Suite: Extra-large bedroom with sitting area; Spa-inspired ensuite; Custom floor-to-ceiling dressing cabinets and extra walk-in closet; Juliet Balcony; Downtown skyline views! Bedroom 2: Built-...

Recreational, Games room 23.83 Ft x 14.17 Ft

Furnace 15.08 Ft x 7.25 Ft

Furnace 14.25 Ft x 6.42 Ft

Laundry room 11.67 Ft x 9.42 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Bedroom 12.42 Ft x 9.75 Ft

Wine Cellar 15.67 Ft x 9.67 Ft

Other 8.83 Ft x 3.50 Ft

2pc Bathroom 4.00 Ft x 4.92 Ft

Dining room 16.08 Ft x 12.25 Ft

Living room 15.58 Ft x 16.00 Ft

Office 10.42 Ft x 10.25 Ft

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Listing Presented By:



Originally Listed by:
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Other 14.17 Ft x 14.50 Ft

Family room 13.58 Ft x 16.50 Ft

Kitchen 13.67 Ft x 13.67 Ft

Breakfast 15.00 Ft x 10.33 Ft

Other 32.58 Ft x 7.75 Ft

Other 11.00 Ft x 4.58 Ft

Sunroom 11.08 Ft x 7.58 Ft