



525 Salem Avenue Calgary Alberta

\$949,900

* Open House Saturday Jan 11 3-5pm* Nestled on a quiet, tree-lined street in the highly desirable neighbourhood of Scarboro in Calgary, this charming 1930 bungalow offers a unique blend of historic character and modern updates. The community boasts a strong sense of involvement and is home to top-ranked Sunalta School, the Calgary Tennis Club, and three off-leash dog parks, all within close proximity to downtown and the vibrant entertainment district on 17th Avenue. The home offers stunning downtown views and has been thoughtfully updated with a new roof, insulation, triple-pane windows, updated plumbing and electrical systems, and beautifully refinished original hardwood floors. Inside, the living room exudes warmth with its gas fireplace, while the kitchen is a chef's dream, featuring a peninsula with granite countertops, a gas range, and ample workspace. The primary bedroom is generously sized, complete with a walk-in closet and a luxurious four-piece ensuite, including a jetted tub. The fully developed basement offers a third bedroom, a third full bath, and a spacious entertainment room, perfect for a man cave or movie nights. The property features an insulated double tandem garage that can accommodate two smaller vehicles or one larger vehicle with extra room for storage or a workspace. Additionally, a front driveway provides convenient extra parking. The south-facing backyard is an entertainer's paradise, with a tiered patio and fire-pit area ideal for summer gatherings. This home perfectly balances historic charm with modern conveniences, all in one of Calgary's most sought-after neighbourhoods. (id:6769)

3pc Bathroom 6.83 Ft x 5.75 Ft

Bedroom 12.00 Ft x 11.92 Ft

Laundry room 7.67 Ft x 7.58 Ft

Recreational, Games room 21.67 Ft x 14.25 Ft

3pc Bathroom 6.67 Ft x 6.42 Ft

4pc Bathroom 12.58 Ft x 7.25 Ft

Bedroom 14.08 Ft x 9.08 Ft

Primary Bedroom 15.42 Ft x 12.58 Ft

Dining room 14.25 Ft x 10.17 Ft

Kitchen 17.33 Ft x 13.67 Ft

Living room 17.08 Ft x 14.08 Ft

Listing Presented By:



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