

# \$1,099,900 - 324 Superior Avenue Sw, Calgary

MLS® #A2215939

**\$1,099,900**

3 Bedroom, 2.00 Bathroom, 1,206 sqft

Residential on 0.14 Acres

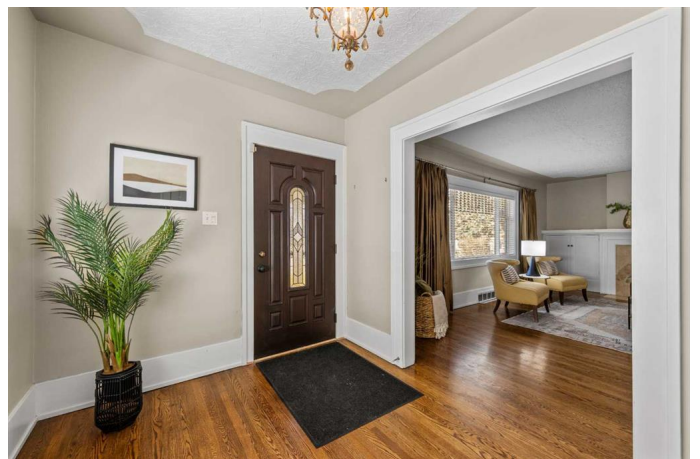
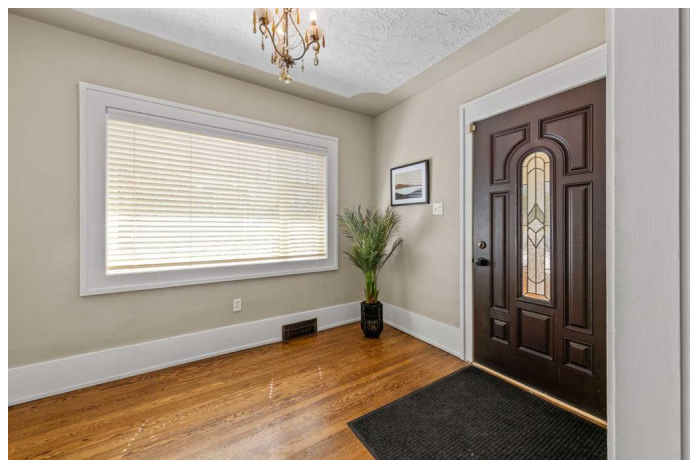
Scarboro, Calgary, Alberta

Open House Saturday May 3rd - 1-3pm and Sunday May 4th - 1-3pm. Welcome to this charming bungalow located on a quiet, tree-lined street in the prestigious inner-city community of Scarboro—a neighborhood known for its timeless character, beautiful homes, and unbeatable access to the downtown core. This 3-bedroom, 2-bathroom home sits on a large, beautifully landscaped lot, offering exceptional outdoor space for relaxing, entertaining, or future development potential. Inside, you'll find a bright, sun-filled interior with large windows that flood the home with natural light. The kitchen is both stylish and functional, featuring granite countertops, newer appliances, and plenty of cabinet space. The main bathroom has been tastefully updated with modern finishes, while the overall home has been meticulously maintained and is move-in ready. Families will appreciate being walking distance to some of Calgary's top-rated schools, parks, and pathways, all while enjoying the peaceful, community-oriented atmosphere that makes Scarboro so sought after. This is a rare opportunity to own a turnkey home in one of Calgary's most desirable enclaves.

Built in 1925

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2215939    |
| Price  | \$1,099,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,206       |
| Acres          | 0.14        |
| Year Built     | 1925        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 324 Superior Avenue Sw |
| Subdivision | Scarboro               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 2J2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, French Door, Granite Counters, Storage                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                                                                  |
| Cooling           | Central Air                                                                                 |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Wood Burning                                                                                |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof            | Asphalt Shingle                                                     |
| Construction    | Stucco, Wood Frame                                                  |
| Foundation      | Poured Concrete                                                     |

**Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 30th, 2025 |
| Zoning      | R-CG             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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