

# \$895,000 - 1421 Summit Street Sw, Calgary

MLS® #A2116169

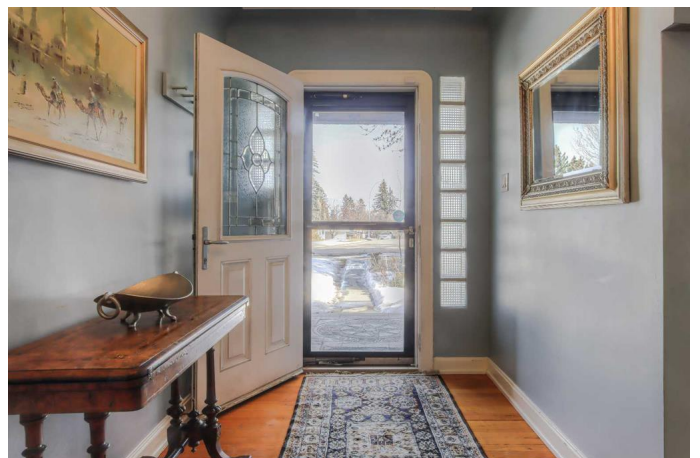
**\$895,000**

3 Bedroom, 2.00 Bathroom, 1,303 sqft

Residential on 0.21 Acres

Scarboro, Calgary, Alberta

This charming mid-century Scarboro bungalow on a massive 68' X 136' deep lot is nestled under sweeping, mature pines on a sunny, quiet street at the west edge of the community and located only two blocks from Alberta's highest-rated elementary school. Along a gently curved stone pathway is a private shady patio just outside the front door. With trees overhead, you'll love your morning coffee shaded under the boughs. You'll immediately notice the gorgeous hardwood flooring and leaded glass door to the kitchen through the front doors. To the left, a spacious, bright living room with a large window "privacy ensured thanks to the majestic trees and foliage. You'll love the traditional fireplace gracing the south wall and the welcoming semi-formal dining room through the vast architectural archway. The near wall-to-wall dining room window offers a private, expansive view over your home's enormous rear yard "the ideal safe place for your children and their friends to play and for your family and friends to gather under the gentle arches of the mature spruce trees. With its expansive lawn, there is loads of room for a fire pit, gazebo, and skating rink! There is so much potential in this truly four-season backyard. Your chef's kitchen lies adjacent to this sunny dining room. Enjoy your morning coffee at the lovely raised bar with glossy light countertops, or step outside onto the vast deck overlooking the yard. Delightful and attractive cabinetry with glass doors on the overhead cabinets and lots of cooking and prep area will



make this kitchen the gathering place for family and entertaining. There are two large bedrooms on this main floor. The primary suite at the west elevation of the home ensures quiet, peaceful nights. With a private exit onto the rear deck, you'll enjoy relaxing summer evenings outside your bedroom. Enjoy a quiet book and glass of wine as the sun sets to the west. The secondary bedroom is spacious and bright, with room for a king-size bed, seating, and a huge closet. This room has a unique corner window. The bedrooms share the bright main bath, appointed with ProvenÃ§al stylings â€“ white tiles, glass tub, and shower. The lower floor walkout offers a large third bedroom, a sizeable four-piece bath, a spacious and bright family room. There is an office/study space, a large laundry room with sink and newer appliances, tons of storage and a cold room. The home is situated on an 9,170 sq/ft lot, set back from the street and sidewalk in keeping with the community's unique development charter, which preserves the "Garden City" layout as designed by the Olmstead Firm (Central Park, NYC and Mount Royal, Montreal). Walking distance to 17th Avenue and 14th Street and located a block from the city bike path routes. Scarborough's streets are quiet and safe, thanks to planning minimizing non-residential traffic, Downtown location, close to shopping, parks and Sunalta C-Train station. and equipped with central air conditioning. It's truly a gem in Scarboro!

Built in 1948

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2116169  |
| Price      | \$895,000 |
| Sold Price | \$925,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,303       |
| Acres          | 0.21        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1421 Summit Street Sw |
| Subdivision | Scarboro              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3C 2L8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                                                      |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Water Softener, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                             |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 2                                                                                                    |
| Fireplaces        | Gas, Three-Sided                                                                                     |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Stucco, Wood Frame                                             |
| Foundation        | Poured Concrete                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2024 |
| Date Sold      | March 26th, 2024 |
| Days on Market | 5                |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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