

\$2,988,000 - 201 Superior Avenue Sw, Calgary

MLS® #A2155531

\$2,988,000

4 Bedroom, 5.00 Bathroom, 3,559 sqft

Residential on 0.25 Acres

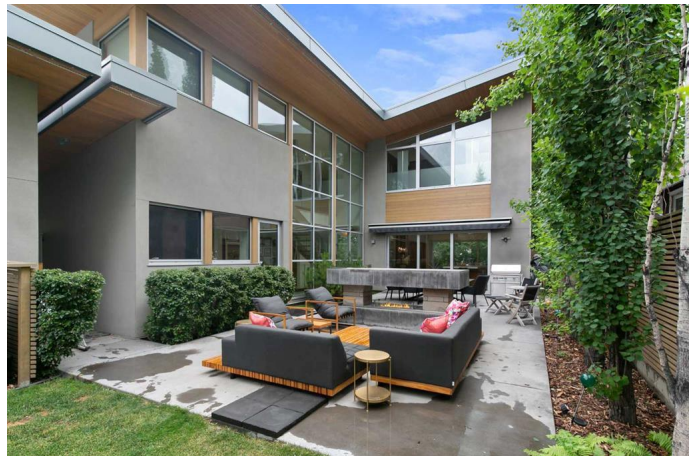
Scarboro, Calgary, Alberta

This home's "Superior" Avenue address is perfect because it is simply "Superior"! Located in one of Calgary's best kept secrets, only minutes to Downtown, this home is one of only 300 in the serene & character filled community of Scarboro. Curvilinear streets trace the contours of the land creating picturesque walking/bike path and many "parklets" (triangle shaped parks). Social opportunities include 16 Clubs & Groups, an active Community Preservation Committee and proximity to many of Calgary's top-rated restaurants, while designated schools from Elementary to High School boast incredible rankings according to the Fraser Institute.

The home itself shows unprecedented care & attention in every detail of the Architecturally designed custom home by Jackson McCormick Architects.

The exceptional Interior Design has a number of highlights—the custom walnut "match-booked" millwork in the Kitchen, Butler's Pantry, Office and throughout main, upper and lower levels built-ins and solid core doors are consistently beautiful. The Great Room is breathtaking with its massive stone wall, floor to ceiling windows and unique chandelier.

Other notable features include the temperature controlled Wine Room (225 bottles + shelving for spirits), Home Theatre with rubber sound



proofing, metal clad stair with glass rail, solid 3-1/2" bleached oak hardwood flooring, full wall Master Bedroom painting by Anna Krop, massive lower level windows, and a flush baseboard detail that you simply won't find anywhere else.

Outside, entertaining around the gas fireplace while being enveloped by the privacy of meticulous maintained mature landscaping is sure to have an impact. Even the components you don't see carry the same attention to detail & quality including in-floor heat in all Bathrooms, Lower Level & Garage, customized window coverings, triple pane custom European Schueco windows, concrete architectural window wells, high velocity fan coil HVAC system, 1/2" plywood exterior sheathing, 5" garage slab, custom metal panel fascia system, acrylic stucco installed on a drainage screen, and on and on and on! You deserve to live in a home and community that's simply "Superior". Make this one-of-a-kind opportunity yours before someone else does!"

Built in 2011

Essential Information

MLS® #	A2155531
Price	\$2,988,000
Sold Price	\$2,988,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,559
Acres	0.25
Year Built	2011
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	201 Superior Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2J1

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Off Street, Oversized, Parking Pad

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, Fan Coil, In Floor, Forced Air, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Courtyard, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Level, Many Trees
Roof	Metal

Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	August 19th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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