

\$1,290,000 - 1108 Surrey Street Sw, Calgary

MLS® #A2162704

\$1,290,000

3 Bedroom, 3.00 Bathroom, 1,966 sqft

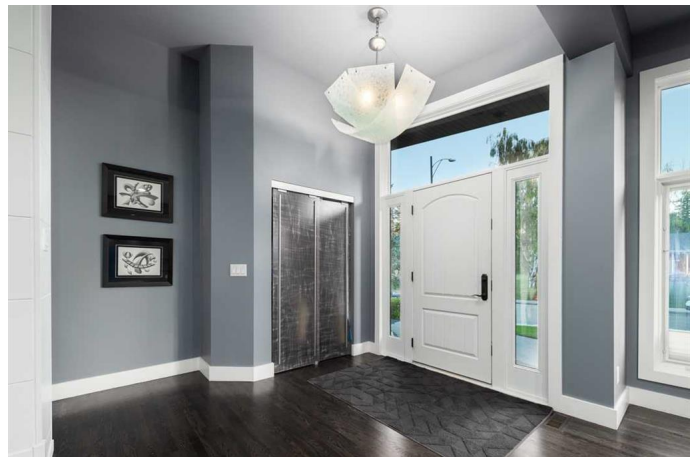
Residential on 0.19 Acres

Scarboro/Sunalta West, Calgary, Alberta

Welcome to this stunning, newly renovated, custom designer bungalow nestled in the inner city. The 70-foot lot includes a circular driveway and a large private back yard oasis. This ultra-modern home has been completely renovated and designed by professionals. Step inside to discover a bright and inviting living space featuring beautiful hardwood floors, custom cabinetry and lighting throughout. The spacious entranceway with acrylic lace-embedded closet doors transitions to the sleek living area. This room boasts large floor to ceiling windows that flood the space with natural light, while the tiled fireplace adds a touch of warmth and elegance. Unique high ceiling and lighting features create a novel ambiance.

The customized kitchen is complete with high end appliances, a granite waterfall countertop, hood fan, gas stove, large island, designer sliding pantry door with embedded willow, and a beverage fridge. Enjoy the backyard view from the adjacent dining area with expansive bay window.

The primary bedroom showcases a vaulted ceiling, artistic blue acrylic sliding door, contemporary custom closet doors, and heated floors in the ensuite. Two additional bedrooms and a full bathroom on the main floor provide flexibility for family or guests. Find custom built in storage and cabinetry in mud room, perfect for school aged children. The fully functional basement features a fitness area with cork flooring, a generous



rec/media area, fireplace, office, bathroom with oversized steam shower, and a large laundry room with ample storage.

The garage has been newly renovated with epoxy flooring, and includes a workshop area at the front, which features a cedar accent wall and storage cabinetry.

The beautifully maintained outdoor space accommodates a hot tub with pergola, raised vegetable garden, tool shed, curved deck, and covered gazebo, perfect for al-fresco dining.

The fully fenced treed yard ensures privacy and safety for children and pets.

As part of the renovation, the following features are included:

- â€¢ High-end Pella triple paned windows with between-the-glass, bottom-up blinds

- â€¢ Central A/C and vacuum

- â€¢ Heated floors in ensuite and back entrance

- â€¢ Newly completed exterior renovation

- â€¢ High-efficiency insulation, Italian hand-blown glass fixtures , Smart Phillips Hue lighting enabling custom colours and theme lighting, Custom built-in cabinetry, Replaced sewer line access including back flow valve.

This thoughtfully designed home is situated on a quiet cul-de-sac, where there is immediate access to Bow Trail, city center, Bow River pathway system (cycle to work!), Shaganappi Golf Course, as well as quick access to local schools, and Shaganappi community centre (tennis, pickleball, skating, dog park). This exceptional property has so much to offer!

Built in 1958

Essential Information

MLS® #	A2162704
Price	\$1,290,000
Sold Price	\$1,210,000
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,966
Acres	0.19
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1108 Surrey Street Sw
Subdivision	Scarboro/Sunalta West
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Y9

Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, French Door, Granite Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Central Air Conditioner, Bar Fridge, Garage Control(s), Gas Range, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden, Gazebo, Landscaped, Many Trees

Roof	Asphalt
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	November 20th, 2024
Days on Market	76
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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