

# \$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

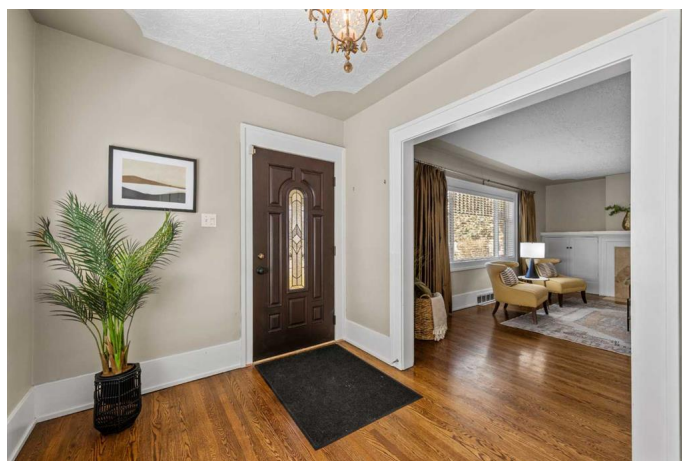
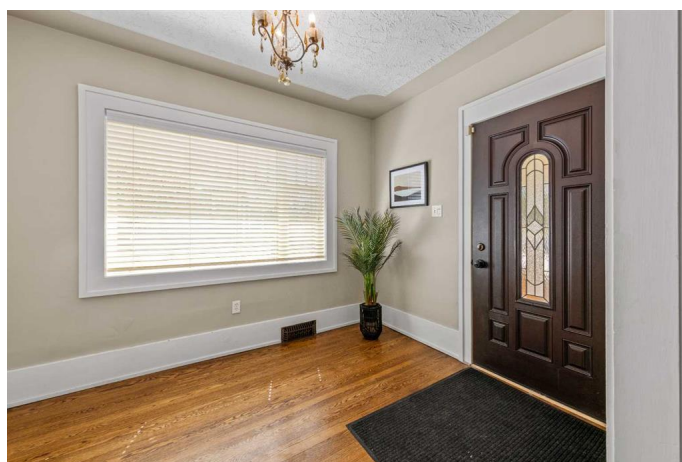
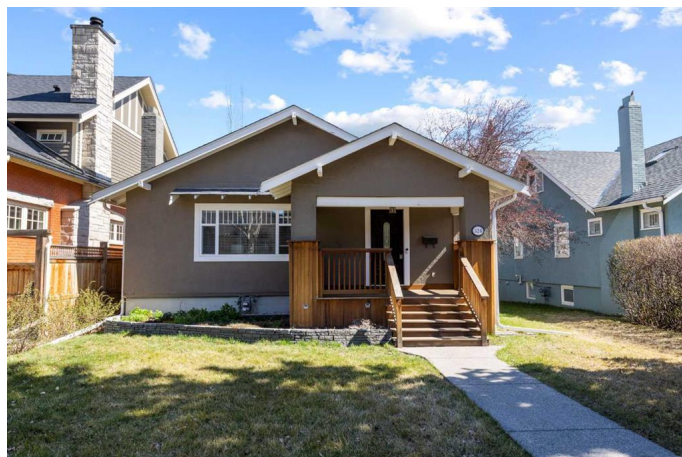
Scarboro, Calgary, Alberta

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
Days on Market	3
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.