

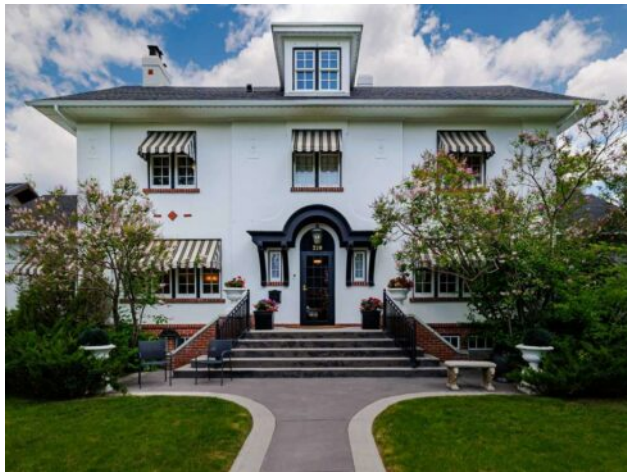


**GRASSROOTS**  
REALTY GROUP

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**320 Scarboro Avenue SW**  
**Calgary, Alberta**

**MLS # A2227591**



**\$4,700,000**

<b>Division:</b>	Scarboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	4,534 sq.ft.	<b>Age:</b>	1922 (103 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Gazebo, Landscaped, Underground Sprinkler		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Sauna, Walk-In Closet(s)		

**Inclusions:** Hot Tub, 5 attached Tv's with wall Mounts, Alarm System

Timeless Elegance in a Rare Parkside Setting. Discover a once-in-a-generation opportunity to own one of Calgary's most iconic homes. This stately Georgian-style estate, built in the 1920s, sits on a 100' x 160' lot with breathtaking views of the downtown skyline and backs directly onto a peaceful park—offering unmatched privacy and natural beauty in the heart of the city. Step inside over 4,534 sq. ft. of beautifully preserved, thoughtfully updated living space. Classic architectural details—hardwood floors, chandeliers, crown moldings—blend seamlessly with modern comforts. With an additional 2,193 sq. ft. of versatile lower-level space, 1243 sq. ft. of which is fully finished, there's room to entertain, work, and unwind. Enjoy formal living and dining rooms made for hosting, a sunlit home office, and a breakfast room that's perfect for easy mornings. The chef-inspired kitchen features premium appliances, double ovens, a gas range, and picture-perfect city views. The main-floor owner's suite—currently a cozy family room—offers a private ensuite, veranda, and direct hot tub access for indoor-outdoor relaxation. Upstairs, four spacious bedrooms and two updated baths are filled with natural light and skyline views. A flexible third-floor loft makes an ideal guest suite, studio, or nanny space. Downstairs, enjoy a classic billiards room, home gym with sauna, refreshed laundry, and generous storage. The attached double garage offers high ceilings, ready for a lift system or additional storage. Recent upgrades—roof, boiler, electrical—mean peace of mind for years to come. Outside, the landscaped yard is a private retreat with a gazebo, hot tub, patio, irrigation system, and ambient lighting. A gate opens directly to the park behind—your own private escape. This quiet, tree-lined

neighborhood is just minutes from downtown, top schools, and the restaurants and shops of 17th Avenue. C-Train access nearby makes commuting a breeze. Lovingly maintained and rich in character, this extraordinary home is a true Calgary landmark&mdash;where timeless charm meets modern living in a premier location.