



1314 Shelbourne Street SW  
Calgary, Alberta

MLS # A2266203



**\$1,449,000**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Scarboro   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 1 and Half Storey  |        |                   |
| Size:     | 2,109 sq.ft.   | Age:   | 1930 (96 yrs old) |
| Beds:     | 4  | Baths: | 3 full / 2 half   |
| Garage:   | Double Garage Detached   |        |                   |
| Lot Size: | 0.12 Acre  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Pri |        |                   |

|             |   |            |      |
|-------------|---|------------|------|
| Heating:    | Hot Water   | Water:     | -    |
| Floors:     | Hardwood, Tile  | Sewer:     | -    |
| Roof:       | Rubber  | Condo Fee: | -    |
| Basement:   | Full  | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame  | Zoning:    | R-CG |
| Foundation: | Poured Concrete   | Utilities: | -    |
| Features:   | Bookcases, Built-in Features, Closet Organizers, See Remarks, Walk-In Closet(s) |            |      |
| Inclusions: | NA  |            |      |

OPEN HOUSE: SATURDAY DECEMBER 13 2-4PM. Charming Arts & Crafts-style one-and-a-half-story home perfectly situated in the desirable community of Scarboro. This delightful residence showcases a thoughtful layout filled with character and numerous updates. The central hall design leads to a spacious living room featuring built-in bookshelves, original piano windows, and a cozy wood-burning fireplace, alongside a formal dining room ideal for entertaining. The kitchen includes a butcher block island, honed granite countertops, stainless steel appliances, and a bright breakfast nook. The main floor also offers a versatile bedroom or den and a full bathroom. Upstairs, you'll find three inviting bedrooms, including a large primary suite with a walk-in closet and a luxurious copper soaker tub that adds a touch of old-world elegance. The lower level has been recently renovated to include a spacious family and games area, a guest bedroom, and a stylish three-piece bath. Filled with natural light, this home features hardwood floors, exposed brick accents, original woodwork, and timeless charm throughout. Located close to tennis courts, 17th Avenue SW, and downtown; this is truly a special Scarboro home blending heritage character with modern comfort.