



**GRASSROOTS**  
REALTY GROUP

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**1314 Shelbourne Street SW**  
**Calgary, Alberta**

**MLS # A2266203**



**\$1,449,000**

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

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

**Inclusions:** NA

OPEN HOUSE: SATURDAY DECEMBER 13 2-4PM. Charming Arts & Crafts&ndash;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&rsquo;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&mdash;this is truly a special Scarboro home blending heritage character with modern comfort.