



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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 (95 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.