



GRASSROOTS
REALTY GROUP

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342 SUPERIOR Avenue SW
Calgary, Alberta

MLS # A2273058



\$1,950,000

Division:	Scarboro		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,290 sq.ft.	Age:	1918 (107 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private		

Heating:	Boiler, Combination, Central, Fireplace(s), Natural Gas, See Remarks	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Cedar Shake, Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Chandelier, French Door, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters		
Inclusions:	N/A		

Facing a serene park in historical Scarboro—one of Calgary’s most coveted inner-city enclaves—this exquisite 5-bedroom red-brick residence offers 4,289 sq ft of refined living space and a blend of heritage charm and modern craftsmanship. From 2000 to 2022, about \$800,000 had been invested in fundamentally transforming the home with modern builds: new three-level 1,700 sq ft addition including the new custom kitchen and family room; updated bathrooms, oversized under-drive, attached double garage, in-floor heating, heated driveway, electrical and mechanical updates, new patio, new windows, new flooring, vacuflo system and more. The iconic red-brick facade and front manicured garden exude timeless heritage charm. Main Floor alone boasts about 1700 sq ft. expansive living place with 3 fireplaces. The architectural, gourmet Farmhouse Kitchen, designed and built by industry leader Downsview Kitchens, wrapped in three walls of windows with vaulted ceilings and exposed beams, a showpiece kitchen brings exceptional natural light and “the outdoors cooking in.”; Sculptural oversized island with curved granite counters and 2 kitchen sinks; Sub-Zero 48” refrigerator, Gaggenau and Thermador appliances; Italian ceramic tile floors with in-floor heating; Adjacent family room with fireplace; Outdoor kitchen and skylit patio overlooking the gardens; Formal dining room with garden views and custom cabinetry, and built-in Sub-Zero wine/beverage fridge and Miele coffee station nearby; Spacious living room with wood-burning fireplace; Office/den with wood-panelled walls, shelving, and wood-burning fireplace. Upper Level: Four bedrooms, sunroom, and two beautifully updated bathrooms; Primary Suite: Extra-large bedroom with sitting area; Spa-inspired ensuite; Custom floor-to-ceiling dressing cabinets and extra

walk-in closet; Juliet Balcony; Downtown skyline views! Bedroom 2: Built-in sink/vanity and walk-in closet; Bedroom 3: New custom wardrobe and storage; Bedroom 4: with adjacent south-facing sunroom/yoga room overlooking the park. Lower Level: Exceptional recreation and guest space; Expansive rec/living room with wet bar; Dedicated fitness area; 5th bedroom; Full bathroom; Large laundry area with cast-iron double sink and laundry chute. Heating & Mechanical: Main steam boiler system (2017) with radiant heat; plus 2 additional boiler/furnace systems. Oversized attached double garage with workshop space and heated driveway. Front driveway provides easy access. Unmatched Location with a Park-like Setting - Steps to Downtown and Close to Top-Ranking Schools! A home where timeless character blends seamlessly with modern comfort. Become part of the cherished Scarboro community!