



**GRASSROOTS**  
REALTY GROUP

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**1623 Summit Street SW**  
**Calgary, Alberta**

**MLS # A2275099**



**\$749,900**

<b>Division:</b>	Scarboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Upgraded Bungalow in Scarboro &ndash; 1623 Summit Street SW Nestled in the sought-after community of Scarboro, this beautifully upgraded bungalow offers the perfect blend of modern comfort and prime location. Situated on a sprawling 8,000+ sq. ft. lot, this home provides ample space both inside and out. Step inside to 900+ sq. ft. of stylish living space, featuring vinyl plank flooring, quartz countertops, and stainless steel appliances in a well-appointed kitchen. The main floor boasts a spacious Living and dining room, a 4-piece bath, a primary bedroom, and an additional bedroom&mdash;perfect for small families or professionals. The fully finished basement adds even more versatility, with a cozy family room, Kitchen, an additional bedroom, and a 3-piece bath. Backing onto a green space via a convenient back alley, this home also offers a huge backyard, ideal for outdoor entertaining, gardening, or future development potential. Located just steps from Sunalta Elementary School, the Sunalta LRT station, the Calgary Tennis Club, and the vibrant caf&eacute;s and restaurants of 17th Ave, this property provides the ultimate combination of tranquility and urban convenience. Don&rsquo;t miss this incredible opportunity to own a prime piece of real estate in one of Calgary&rsquo;s most desirable neighborhoods!