



1431 Shelbourne Street SW
Calgary, Alberta

MLS # A2288286



\$1,195,000

Division:	Scarboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,370 sq.ft.	Age:	1924 (102 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub		

Inclusions: Basement Freezer, Basement Fridge, TV Mount & TV Basement, Built-ins Basement Rec Room, Couch Basement Rec Room, Paint Cans, Yard Equipment, Fireplace Ax & Wood

WEST FACING YARD | FILLED WITH LIGHT & CHARM | 50 x 124 ‘ LOT | UPDATED THROUGHOUT Open House Saturday March 28, 12pm – 2pm. Nestled on a quiet and meandering street in the heart of Scarboro, this Arts and Crafts bungalow reflects the charm of the community with its inviting front porch and graceful details. With only 300 homes, Scarboro offers welcoming neighbours and a close-knit community feeling. Inside, the home has been lovingly updated to enhance its original character, while offering a newer roof, electrical and plumbing and air conditioning. Natural light pours into the home from every angle, with beautiful south exposure along the side and a sunny west facing backyard. The custom crafted front door and tiled entryway leads into a space rich with charm – featuring custom built-ins, original hardwood, the original brick column and a timeless wood burning fireplace. The thoughtfully designed kitchen is a true standout, with a 6-burner Viking gas range, Viking fridge, walk-in pantry with an original stained-glass window and the sink perfectly beneath a window. Just beyond, an opulent dining room addition is surrounded by elegant windows, making it perfect for everyday life and entertaining loved ones. Double doors lead seamlessly to the backyard oasis. Completing the main floor are two well-sized bedroom with spacious closets fit with built-ins and a 5-piece bathroom. The thoughtful design extends to the lower level offering a cozy family room, flexible living space, LED lighting, abundant storage and the perfect laundry area with a sink and hanging space. Additionally, there is a well-appointed third bedroom with large windows, custom built-ins, a walk-in closet and a 5-piece bathroom. Outside, the yard is picturesque and private with a paved stone patio area with a pergola, quaint garden boxes, raised

perennial beds and even space for a trampoline. The exterior of the home has been updated with beautiful paint and a newer fence. Located just steps from it all - a stone's throw to the dog park, Tennis Club, river walking pathways, skating rinks with firepits and the vibrant energy of downtown. Families will love being just a walk away to the beloved Sunalta School, known for its high ranking and community feel. With nearby amenities and neighbourhood social groups, this home offers a cherished way of life. A truly special opportunity to live in one of Calgary's most treasured neighbourhoods.