

# \$4,700,000 - 320 Scarboro Avenue Sw, Calgary

MLS® #A2227591

**\$4,700,000**

5 Bedroom, 4.00 Bathroom, 4,534 sqft

Residential on 0.37 Acres

Scarboro, Calgary, Alberta

Classic Grandeur in a Premier Setting. An extraordinary, once-in-a-generation chance to own one of Calgary's most distinguished homes. This stately Georgian-style residence, dating to the 1920s, is prominently situated on a sprawling 100' x 160' lot with views of the downtown skyline and the added privilege of backing directly onto a serene park offering a rare sense of privacy and an immersive natural backdrop in the heart of the city. Defined by enduring sophistication, this remarkable home encompasses over 4,534 sq. ft. of exquisitely maintained and carefully modernized interiors, where timeless design meets contemporary comfort. An additional 2,193 sq. ft. of below grade extra space—1243 of which is fully finished—adds versatility for entertaining, working from home, or leisure. The grand center-hall layout is introduced by gleaming hardwood floors, glittering chandeliers, and detailed crown molding. Elegant formal living and dining areas are ideal for refined gatherings. A sun-drenched office and inviting breakfast room provide perfect spots for quiet work or casual meals. The gourmet kitchen is outfitted with top-tier appliances, including double ovens and a gas range, all complemented by a breathtaking city view—melding style with culinary function. The main-floor owner's retreat, currently curated as a family room, includes an ensuite bathroom, private veranda and hot tub access, creating an intimate indoor-outdoor haven. Upstairs, four



generously sized bedrooms and two tastefully updated bathrooms are bathed in natural light and offer sweeping views of the urban skyline. The adaptable third-floor loft serves beautifully as a guest suite, creative studio, or nannyâ€™s quarters. The fully developed lower level includes a nostalgic billiards room, dedicated cold storage, an infrared sauna-equipped fitness zone, and a refreshed laundry area. The attached double garage boasts high ceilingsâ€”ideal for a lift system or expansive storage needs. Recent upgrades to critical systemsâ€”including roofing, boiler, and electrical panelsâ€”provide assurance of long-term reliability and comfort. Outdoors, the professionally landscaped and fully enclosed yard features mature trees, irrigated perennial beds, a spacious patio, hot tub, gazebo, and programmable lighting for year-round ambiance. With direct gate access to the adjoining park, this property offers a rare fusion of urban convenience and secluded tranquility. Exceptional schools are nearby. Just six minutes by car to downtown Calgary or to either major university. With C-Train access close at hand, connectivity is effortless. Set within a quiet, leafy enclave and just a 10-minute walk to the lively restaurants and shops of 17th Avenue, this home masterfully unites heritage, refinement, and metropolitan ease. Lovingly cared for and steeped in history, this remarkable estate exemplifies a legacy of grace, luxury, and natural beautyâ€”truly one of the cityâ€™s crown jewels in a community cherished for its warmth and tradition.

Built in 1922

**Essential Information**

MLS® #	A2227591
Price	\$4,700,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,534
Acres	0.37
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	320 Scarboro Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2H3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s), Sauna
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Mantle, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard, Awning(s)
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Lot Description	Backs on to Park/Green Space, Landscaped, Underground Sprinklers, Views, Gazebo
Roof	Asphalt Shingle
Construction	Brick, See Remarks, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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