

**1707 Suffolk Street SW**  
**Calgary, Alberta**

**MLS # A2286406**



**\$1,399,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Scarboro/Sunalta West                                     |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,708 sq.ft.  | <b>Age:</b>   | 1951 (75 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.17 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Landscaped, Many Trees, Private, Treed |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | In Floor, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile  | <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>   | Beamed Ceilings, Bookcases, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub |                   |      |

**Inclusions:** garden decor

Some homes are renovated. Others are cared for, respected, and thoughtfully evolved. In the heart of Upper Scarborough, this updated mid-century bungalow offers approximately 2,650 sq ft of developed living space across both levels &mdash; where original architectural character meets modern-day comfort. Lovingly maintained by owners who appreciated its design, the home has been enhanced over the years without losing its soul. At the centre of the main living space, a natural stone wood-burning fireplace rises like a sculptural column &mdash; an authentic mid-century feature that brings warmth, texture, and quiet drama to the room. Light pours in through wide windows, reflecting off warm, freshly refinished walnut hardwood floors and clean architectural lines. The kitchen and bathrooms have been tastefully updated, complementing the home's original character rather than competing with it. The main level includes a peaceful primary suite with a spa-style bathroom with a deep soaker tub and spacious shower. A bright front den offers flexible space for work-from-home or a guest room, and a convenient 2-piece bathroom provides access from the den or hallway for guests. A sunlit breakfast nook opens to a comfortable family room, while seasonal outdoor living is extended with a covered outdoor area &mdash; creating a natural extension of the interior and offering an electric fireplace to take off the chill. Beyond, the private backyard offers mature trees, perennials, shrubs and an inviting greenhouse &mdash; a lovely space for gardening and quiet mornings with a cup of coffee. Downstairs, the finished basement provides additional living space with potential for guests, teens, or a workout area, along with a 3-piece bathroom and storage. The under-house oversized double garage is heated and has 30 amp service for convenience. Situated

just minutes from downtown and offering a large west-exposed yard for evening gatherings, this is a rare opportunity to own a thoughtfully updated mid-century home in one of Calgary's most sought-after inner city neighbourhoods.