

1738 Suffolk Street SW
Calgary, Alberta

MLS # A2319377



\$988,888

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|------------------|--|---------------|-------------------|
| Division: | Scarboro/Sunalta West | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,828 sq.ft. | Age: | 1953 (73 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage | | |

Inclusions: NA

This is the one you've been waiting for! Rare opportunity to secure a premium 63 ft x 121 ft west-facing lot in the highly desirable community of Scarboro/Sunalta West, offering spectacular downtown Calgary views, exceptional redevelopment potential, and an unbeatable inner-city location. Whether you're looking to build a stunning custom family home from the ground up or capitalize on a property with solid bones and a strong foundation for a high-end renovation or fix-and-flip project, this property presents endless possibilities. The existing bungalow offers excellent holding, renovation, or redevelopment potential, while the true value lies in the remarkable lot, desirable orientation, and panoramic city views. Surrounded by mature trees, established homes, and beautiful green spaces, this coveted location offers quick access to downtown, LRT stations, top-rated schools, Edworthy Park, Shaganappi Golf Course, river pathways, and countless amenities. Properties of this calibre in one of Calgary's most prestigious and tightly held neighbourhoods rarely become available. Don't miss your chance to create something truly special in Scarboro/Sunalta West.