

342 Superior Avenue SW
Calgary, Alberta

MLS # A2343809



\$1,799,000

Division:	Scarboro		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,169 sq.ft.	Age:	1918 (108 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Many		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle, Cedar Shake, Clay Tile

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Built in Coffee Machine, Built in Grill

Across from a tranquil park, nestled in the heart of historic Scarborough, one of Calgary's most coveted inner-city neighbourhoods, this beautifully transformed 5-bedroom red-brick residence offers approximately 4,200 sq ft of total living space and an oversized attached double garage with view of downtown skyline. A defining feature is the substantial two-storey addition built in 2001, which created the gourmet kitchen, primary suite and attached garage while preserving the original 1918 home's beautiful heritage character. Modern plumbing, heating and electrical systems were incorporated into the transformation, creating a rare blend of historic architecture and contemporary functionality. Further improvements through 2026 include renovated bathrooms, updated mechanicals and electrical, new windows and flooring, in-floor heating, heated driveway, new patio and whole-house Vacuflo. The spectacular gourmet farmhouse kitchen is the heart of the home, custom designed and built by industry leader Downsview Kitchens, surrounded by three walls of windows beneath vaulted ceilings and exposed beams. The kitchen is filled with natural light and designed equally for intimate family living and memorable entertaining. Culinary enthusiasts will love the kitchen with its ample cabinetry, brand new, expansive quartz countertops, and oversized islands and 2 sinks. Complemented by Sub-Zero 48" refrigerator, Gaggenau grill, Thermador and Dacor appliances, Sub-Zero wine/beverage refrigerator, Miele built-in coffee machine, and Italian ceramic tile flooring with in-floor heating. The adjoining dining area features a fireplace and seamlessly opens to a covered skylit patio overlooking the gardens for outdoor cooking and retreat at all seasons. The impressive main floor offers approximately 1,620 sq ft, high ceilings, formal dining room, private office/den, elegant living

room, three fireplaces, garden views, and custom cabinetry. Upstairs, four large bedrooms include a remarkable primary suite with sitting area, spa-inspired ensuite, custom floor-to-ceiling dressing cabinetry, additional walk-in closet, Juliet balcony and downtown skyline views. The fourth bedroom includes a south-facing sunroom/yoga room overlooking the park. Two renovated bathrooms complete the level. The renovated lower level offers a spacious recreation room with wet bar, fitness area, office/den, fifth bedroom, full bathroom and generous laundry room with cast-iron double sink and laundry chute. A 2017 steam boiler with radiant heat, supplemented by a second boiler and third furnace, provides versatile heating. The oversized attached garage, workshop space and heated driveway add exceptional convenience. A rare opportunity to own a substantial, thoughtfully transformed Scarboro home—where 1918 architectural and heritage character, modern luxury, and a coveted park side setting come together. Access designated top-ranked schools in Sunalta Elementary, Mount Royal School, and Western Canada High School.