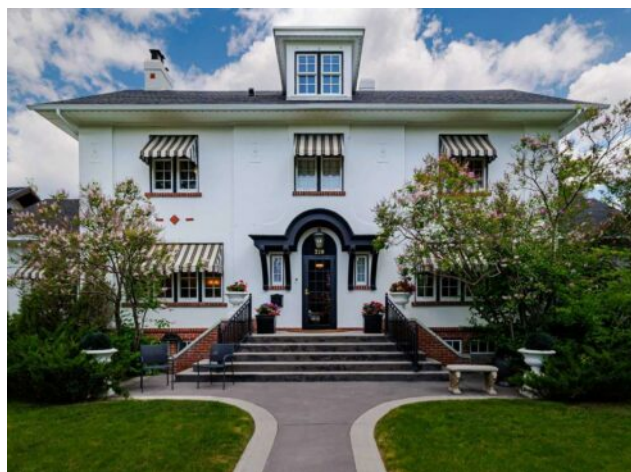


**320 Scarboro Avenue SW  
Calgary, Alberta**

**MLS # A2227591**



# \$4,700,000

<b>Division:</b>	Scarboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	4,534 sq.ft.	<b>Age:</b>	1922 (103 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Gazebo, Landscaped, Underground Sprinkler		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Sauna, Walk-In Closet(s)		

**Inclusions:** Hot Tub, 5 attached Tv's with wall Mounts, Alarm System

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 nanny'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 ceilings&mdash;ideal for a lift system or expansive storage needs. Recent upgrades to critical systems&mdash;including roofing, boiler, and electrical panels&mdash;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 beauty&mdash;truly one of the city&rsquo;s crown jewels in a community cherished for its warmth and tradition.