

1314 Shelbourne Street SW
Calgary, Alberta

MLS # A2266203



\$1,449,000

Division:	Scarboro		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,109 sq.ft.	Age:	1930 (96 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Pri		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, See Remarks, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE: SATURDAY DECEMBER 13 2-4PM. Charming Arts & Crafts- style one-and-a-half-story home perfectly situated in the desirable community of Scarboro. This delightful residence showcases a thoughtful layout filled with character and numerous updates. The central hall design leads to a spacious living room featuring built-in bookshelves, original piano windows, and a cozy wood-burning fireplace, alongside a formal dining room ideal for entertaining. The kitchen includes a butcher block island, honed granite countertops, stainless steel appliances, and a bright breakfast nook. The main floor also offers a versatile bedroom or den and a full bathroom. Upstairs, you'll find three inviting bedrooms, including a large primary suite with a walk-in closet and a luxurious copper soaker tub that adds a touch of old-world elegance. The lower level has been recently renovated to include a spacious family and games area, a guest bedroom, and a stylish three-piece bath. Filled with natural light, this home features hardwood floors, exposed brick accents, original woodwork, and timeless charm throughout. Located close to tennis courts, 17th Avenue SW, and downtown- this is truly a special Scarboro home blending heritage character with modern comfort.