

**2307 Sunset Avenue SW
Calgary, Alberta**

MLS # A2277658



\$1,695,000

Division:	Scarboro/Sunalta West		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,000 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Natural Woodwork, No Smoking Home, Separate Entrance		

Inclusions: NONE

***** OPEN HOUSE, SATURDAY & SUNDAY, 2-5PM ***** Experience a TRUE Mid-Century Modern home on one of Calgary's premier view lots. This rare offering feels more Palm Springs than prairie — the kind of home you'd expect to see on the set of Mad Men. Built in 1952 during an era when style influenced everything from cars and music to architecture and interiors, this home is a timeless statement of design. This 2,000 sq. ft. bungalow with a finished walk-out basement sits proudly on an expansive 11,000 sq. ft. corner lot. You're welcomed by a gracious foyer featuring beautiful slate floors, custom cabinetry, and built-in planters, immediately setting the tone for the home's elegant design. The main living room is anchored by a wood-burning brick fireplace, beautifully complemented by exposed beam ceilings and walls of windows on both sides, flooding the space with natural light. The spacious formal dining room easily accommodates large dinner parties and memorable gatherings. The kitchen offers ample cabinetry, new stainless steel countertops and backsplash, and access to a large balcony overlooking Sunset Avenue — the perfect spot to enjoy morning coffee or evening sunsets. Wake up each day in the Master's quarters to stunning downtown views. This retreat features generous closets, a full ensuite, and direct access to the rear deck. The massive rear deck spans the width of the home where you'll enjoy unobstructed City VIEWS! Two additional well-sized bedrooms are located on the main level, along with huge 5-piece main bathroom for family and guests. Downstairs, the walk-out level delivers a large family room that transports you back to the 1950s, complete with a wood-burning fireplace, oversized windows, and a classic wet bar — ideal for entertaining. This level also includes bedroom #4, a

new 3-piece bathroom, and direct access to the triple attached garage. Recent updates include new flooring throughout and a freshly painted interior and exterior. With loads of parking, a triple car attached garage, and an unbeatable location — just a 5-minute drive to downtown, or an easy stroll to the LRT, schools, and parks — this is a truly exceptional offering.