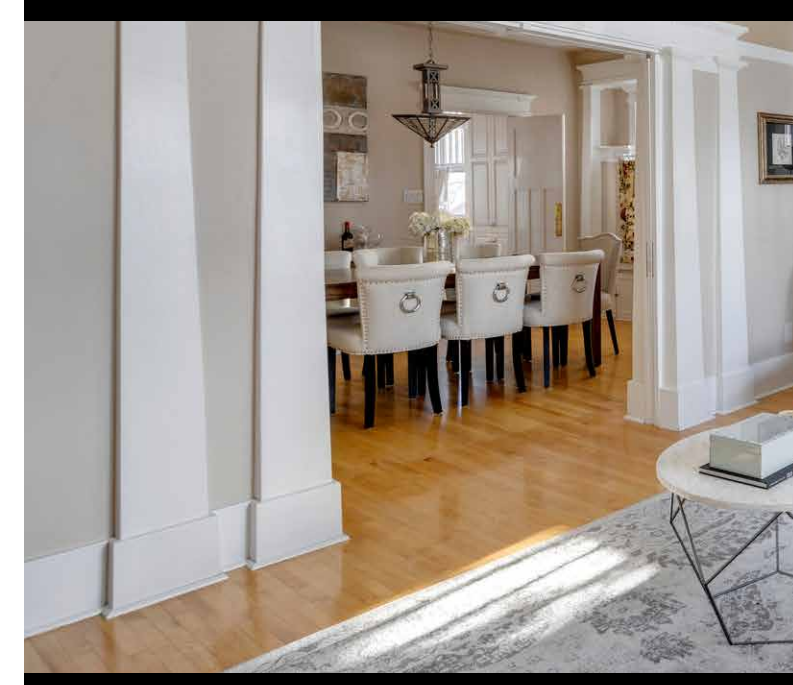


Welcome Home To

1409 SHELBOURNE ST SW

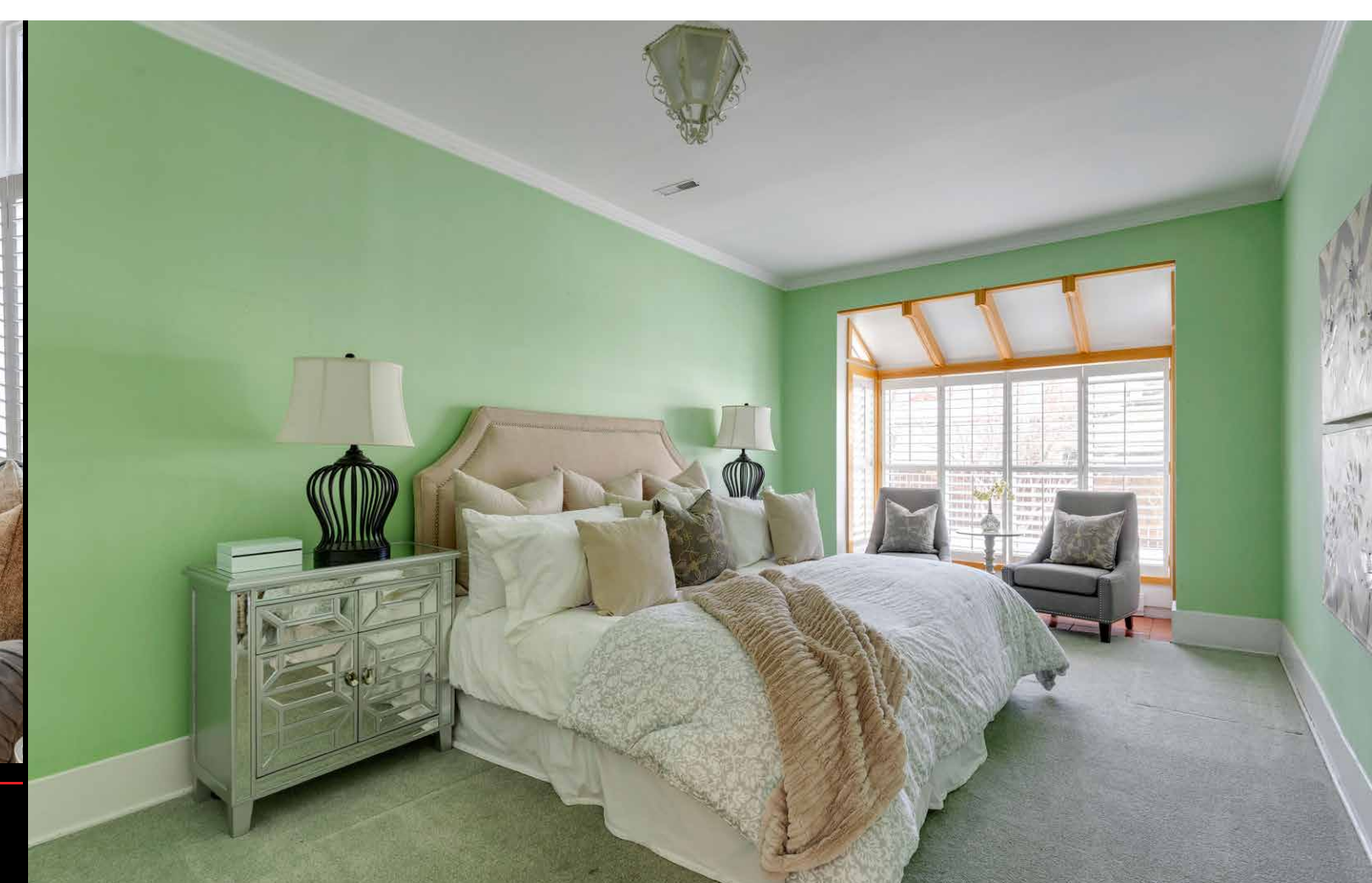


Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED BROKER

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Perfectly situated in the the sought after neighbourhood of Scarboro! This 1.5 Storey, 1911 craftsman style home offers 4 bedrooms, 2 full bathrooms and over 2,700 sq ft of finished living space. This house has gone through updates over the years while still maintaining it's original charm including curved archways, wainscoting and exposed brick features. The main floor offers a traditional floor plan with living/sitting room featuring large windows overlooking a park, and a gas fireplace at the front that leads to a dedicated dining room with direct kitchen access. Working from home is easy with a private office off the front foyer. Enjoy your morning coffee on the extra large, covered, east facing, tree sheltered front porch. The kitchen has been updated to include a large butcher block island, custom cabinets, and large pantry. The breakfast nook offers the perfect location for a coffee bar with original refinished cabinets. The primary bedroom with atrium is located on the main floor, large enough for a king-sized bed and walk-in closet and chute to the laundry room in the basement. The upper level accommodates 3 nice sized bedrooms & a large linen closet. Also on this level is the main bathroom featuring heated floors, walk- in rainfall shower and an opening skylight. The basement has a large family room with bar, elevated play area, hobby room with work bench and a den. Off the back door direct access to the double detached garage with back lane access. This west facing sunny backyard is mature and has been recently landscaped. Close to all the amenities, restaurants and shoppes of 17 Ave SW. Walking distance to downtown and easy access to the Westbrook LRT Station. Minutes to SAIT, MRU, U of C and the Foothills Medical Centre. Young families will love the proximity to Sunalta School and the Scarboro Off Leash Park.



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MLS:	A2023482
Year Built:	1911
Subdivision:	Scarboro
Type:	House
Class:	Detached
Taxes:	\$6,520.00/2022
Size:	2,700 SqFt Finished Living Space

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1409 SHELBORNE ST SW, CALGARY

MAIN - 1433.48 Sq.ft. / 133.17 m²
 UPPER - 750.91 Sq.ft. / 69.76 m²
 RMS TOTAL - 2184.39 Sq.ft. / 202.93 m²
 BASEMENT - 950.78 Sq.ft. / 88.33 m²
 *DEVELOPED AREA - 681.89 Sq.ft. / 63.35 m²

DETACHED SINGLE FAMILY

*RECA RMS MEASUREMENTS TAKEN TO EXTERIOR FOUNDATION

