

**1628 Scotland Street SW
Calgary, Alberta**

MLS # A2187668



\$870,000

Division:	Scarboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,027 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Other		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator x2, Stove x2, Hoodfan x2, Dishwasher x2

RARE OFFERING on CORNER LOT - UPGRADED & RENOVATED CHARACTER 2 Bedroom SCARBORO Bungalow featuring CITY VIEWS, illegal SUITE plus a DOUBLE detached HEATED Garage with SOLAR PANELS. Main floor floor plan impresses with a spacious foyer leading through to the open plan living room with decorative fireplace and oversized front window, open dining area with new designer lighting and new south windows (all other windows upgraded 10+ years ago). Kitchen is upgraded with custom maple cabinetry, newer appliances and space for storage. Primary bedroom is king sized and features built-in double closets, the second bedroom is also very spacious and sneaks city views. Main floor bathroom was recently renovated with an all new 4 piece ensemble. Illegally suited basement has a separate entrance and features larger windows that infuse natural light throughout, a custom kitchen area with newer cabinets, quartz counters and stainless steel appliances. Bathroom is a gorgeous 4 piece spa inspired cheater ensuite with heated floors, a soaker tub and walk in shower. The king sized basement bedroom features built-in cabinetry and a handy second entrance to the outside. The laundry area is located on the stairs and is shared. The Double detached garage is oversized and heated and hosts the solar panels (25 year warranty) that generate great value for utility cost. In 2024 the total electrical bill was \$191.91 - a savings of \$900 annually. Additional Parking is also available as a gravel area behind the garage for tenants or additional vehicles. Backyard is extensive and hosts areas for planters, firepit and deck area. Some of the upgrades during the ownership include but are not limited to Furnace 2023, HWT 2024, AC replaced 2023, Roof approx 15 years old, Windows are newer and south facing 2024, Elastomeric Exterior Paint

2023, Main Bathroom 2021, Suite kitchen 2017, Trex front deck 2022, & backyard deck area 2021. This home is in a prime location close to Calgary's Downtown Core, 17th Avenue Retail & Entertainment District and Sunalta School, one of Calgary's best K-6 schools.