

# \$1,149,000 - 2231 Sumac Road Nw, Calgary

MLS® #A2188246

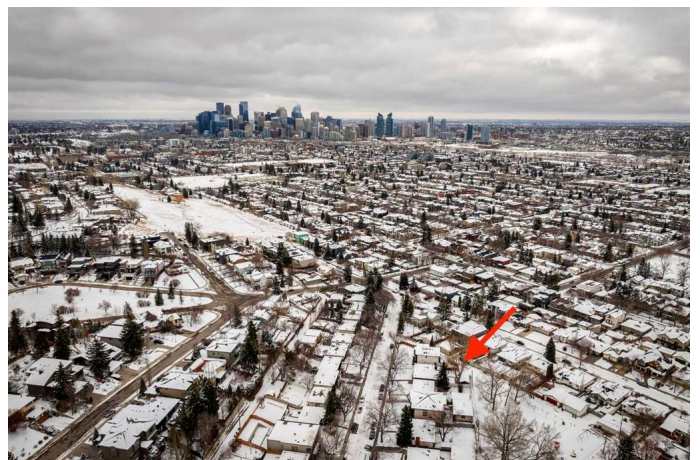
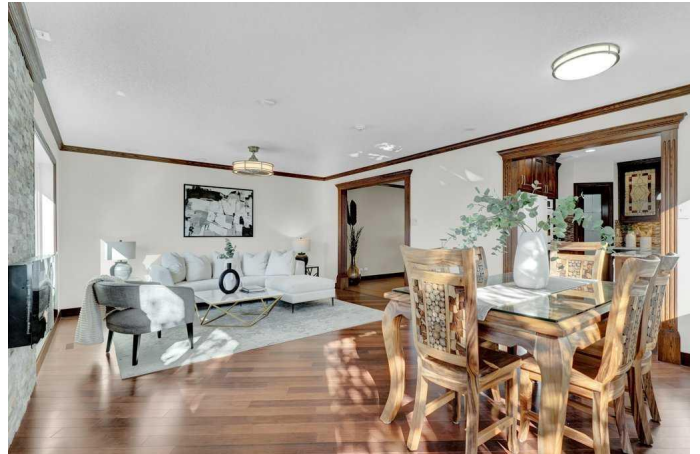
**\$1,149,000**

4 Bedroom, 2.00 Bathroom, 1,440 sqft

Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

An updated mid-century Bungalow, on a 50ft frontage lot, in a beautiful nook of West Hillhurst. This spacious bungalow is perfect for getting more time with the family and experiencing a near Classic Estate Home like environment. Westmount Charter school (K-12), University of Calgary, SAIT, Foothills Hospital are all nearby. They are all globally recognized institutions. A total living space of 2575 sqft, inclusive of 1440 sqft of living space with 3 spacious bedrooms on the main floor, a 1035 sqft basement which holds the Primary bedroom with an upgraded, ensuite bathroom housing a soaker tub, heated flooring and more. It has a 325 sqft living/great room addition overlooking a SW backyard, the greenspace at the back lends to the mesmeric and private summer sunsets. This house has tonnes of character to go along with the spaciousness. Some of the upgrades include an Oak finish door and window frames, original refinished Hardwood in the main room bedrooms, Bamboo flooring with Rosewood-warm dark finish in the family room, leather flooring and granite counter tops in the kitchen, heated flooring and upgraded shower in the main floor. If you "cook" a lot, great news - this place has a powerful kitchen exhaust fan. The house has a Heat-Pump that works with an efficient Furnace for heating, and as an air-conditioner in the summer; the combination very robust. The exterior has Hardie Board/Composite siding, EV charging in the 'IR' heated garage. The enormous front



yard has an intricate sprinkler system. The serene SW facing backyard has a pergola overlooking a quiet park. Sumac Road is in West Hillhurst, it is very close to coveted locations like the Grasshopper Hill and Hounsfield Heights, it is treelined, and is in the upper reaches of West Hillhurst. The lot has a 50ft (49.94ft) frontage and R-CG zoning. The house backs on to an urban park, and is on the quieter section of the block. The home has been renovated in-keeping with the original character of the house. Additionally, it also has exterior cameras, alarm systems, Rolco Security blinds at the back, and an electronics hub to manage the security features.

Built in 1953

**Essential Information**

MLS® #	A2188246
Price	\$1,149,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	0.13
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2231 Sumac Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3V1

**Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Soaking Tub, Central Vacuum, Recessed Lighting
Appliances	Built-In Oven, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner, Double Oven, Humidifier
Heating	Forced Air, Natural Gas, Fireplace(s), Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Back Lane, Landscaped, Backs on to Park/Green Space, Sloped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 16th, 2025
Days on Market	100
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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