

\$2,999,000 - 348 Superior Avenue Sw, Calgary

MLS® #A2198577

\$2,999,000

4 Bedroom, 4.00 Bathroom, 3,130 sqft

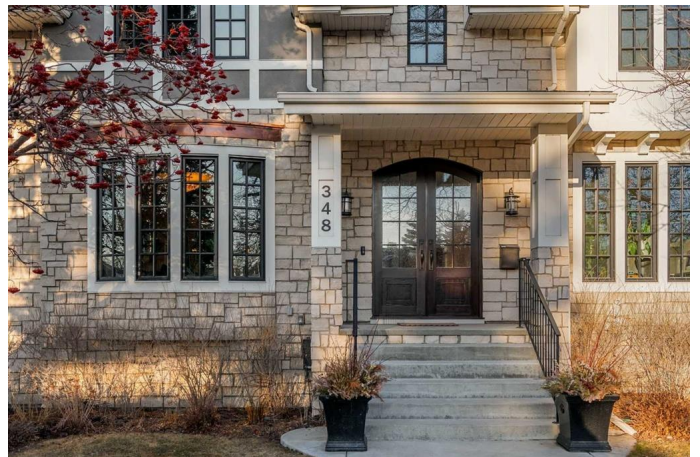
Residential on 0.14 Acres

Scarboro, Calgary, Alberta

Welcome to 348 Superior Ave, nestled in the esteemed Scarboro community and across from a quaint community parklet. This remarkable home combines elegance, style, and luxurious craftsmanship with a captivating Parisian Industrial design. Offering over 4,400 sq. ft. of living space, this residence features 4 bedrooms, a loft, 3 full bathrooms, and 1 half bath.

Upon entry, you are greeted by double arched wood doors that open to a spacious foyer, complete with a stunning sculptural staircase framed by exquisite millwork and a striking chandelier. The expansive living room is ideal for both entertaining and relaxing, featuring a gas fireplace with a custom Italian Baroque styled concrete surround and impressive millwork. It seamlessly flows into the large dining area, which boasts a built-in buffet cabinetry, bar sink, beverage fridge, and dishwasher, subtly integrated into the design, making both casual entertaining and formal dinners effortless.

The chef's kitchen is a culinary dream, equipped with Wolf and SubZero appliances, a marble backsplash, a large island, and a generous walk-in pantry. On the main floor, you'll also find a spacious home office with custom built-ins, a stylish powder room with a designer console sink, and a large mudroom with lockers, custom built-ins and ample storage.



The second floor is home to the luxurious primary suite, featuring vaulted ceilings with exposed wood beams, downtown views, a custom walk-in closet, and a spa inspired ensuite with heated marble floors, a steam shower, a freestanding tub, dual vanities, and a private water closet. Bedrooms 2 and 3 each offer a private 2-piece bath with marble countertops and share a "Jack and Jill" tub/shower. A serene reading nook with custom built-ins and a window bench completes this level before leading up to the stunning loft space, ideal for a studio, second office, playroom, fifth bedroom or additional workspace.

The walk-out lower level is designed for both relaxation and entertainment, with heated polished concrete floors, a spacious media room complete with a projection TV, screen, and wet bar, perfect for movie nights. The large recreation and games room features dual steel industrial sliding barn doors and walk-out access to the backyard. A fourth bedroom, a full bathroom, and a spacious laundry room with exceptional storage complete this level.

Step outside to the thoughtfully designed outdoor oasis, which includes a built-in BBQ, an outdoor dining area with overhead heaters and a louvered roof for customizable sun or shade, a generous conversation area with fire table, a 6 person hot tub, irrigation system, and excellent privacy. The oversized, heated double detached garage features two EV charging outlets, ample storage options and a polyaspartic finished floor.

This extraordinary home is just a short walk to Sunalta School and only minutes from downtown, shopping, and dining. For a comprehensive list of upgrades and features, please refer to the Feature Sheet.

Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198577 |
| Price | \$2,999,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,130 |
| Acres | 0.14 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 348 Superior Avenue Sw |
| Subdivision | Scarboro |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 2J2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Heated Garage, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Beamed Ceilings, Chandelier, Crown Molding, Central Vacuum, Soaking Tub, Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Gas Range, Warming Drawer |
| Heating | Forced Air, Boiler |
| Cooling | Central Air |

| | |
|-----------------|--------------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Awning(s), BBQ gas line, Lighting, Private Yard, Built-in Barbecue |
| Lot Description | Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers, Front Yard, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 49 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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