

# \$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

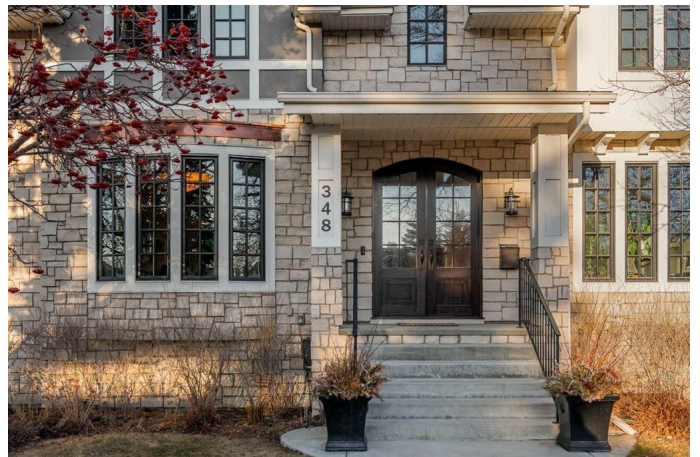
Scarboro, Calgary, Alberta

Welcome to 348 Superior Ave, nestled in the esteemed Scarboro community and across from a quaint community park. 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 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 with a bar sink, beverage fridge, and dishwasher, perfect for hosting guests.

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 wood beam accents, 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        | Double Garage Detached, Heated Garage, Oversized, Alley Access |
| # of Garages   | 2                                                              |

## Interior

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

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

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 46              |
| Zoning         | R-CG            |

## Listing Details

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

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