

# \$2,550,000 - 529 Sunderland Avenue Sw, Calgary

MLS® #A2256811

**\$2,550,000**

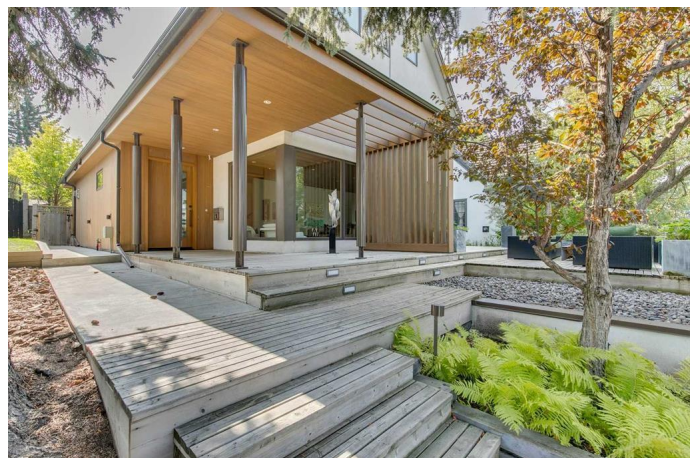
3 Bedroom, 5.00 Bathroom, 3,331 sqft

Residential on 0.15 Acres

Scarboro, Calgary, Alberta

Stunning one of a kind contemporary family home in the heart of desirable Scarboro, just around the corner from the Sunalta School.

This home which was completely transformed in 2013 with modern scale + design of windows + sight lines + the creation of two gorgeous outdoor living spaces both at the front + back of the property. Impressive curb appeal is welcoming with the house set back from the street. Enter to a warm living room/dining room combination with loads of windows + stunning Cypress wood ceiling. The back of the house is set up from comfortable informal living with a huge chef's kitchen with ample storage, professional appliances, amazing pantry, large island + informal dining. The great room is right off the kitchen with ribbon gas fireplace. The entire back of the house is stunning floor to ceiling windows over looking the south facing garden + outdoor living space. On the second level there are two comfortable bedrooms + a very generous upper lounge. Laundry is also on this level. A Primary retreat, like no other, is on the third level. This luxurious space with soaring ceilings + city views consists of a built in office, lounge, sleeping quarters + spa ensuite bath as well as an substantial sized closet system. Media room, flex room, a wine cellar, mudroom + extra storage are located in the lower level which also has access to the under drive double attached garage. Amazing outdoor



spaces with fountains, fireplace, + mature landscaping offers a great space for summer entertaining + room for kids to play. The quality of this home is clear with top of the line materials, a generous amount of wood, gorgeous stone + more. A must to view!

Built in 1983

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256811          |
| Price          | \$2,550,000       |
| Bedrooms       | 3                 |
| Bathrooms      | 5.00              |
| Full Baths     | 4                 |
| Half Baths     | 1                 |
| Square Footage | 3,331             |
| Acres          | 0.15              |
| Year Built     | 1983              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 529 Sunderland Avenue Sw |
| Subdivision | Scarboro                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 2K5                  |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, |
|-------------------|---------------------------------------------------------------------------|

|                 |                                                                                                                      |
|-----------------|----------------------------------------------------------------------------------------------------------------------|
|                 | Soaking Tub, Vaulted Ceiling(s), Bar                                                                                 |
| Appliances      | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In |
| Heating         | Forced Air, Natural Gas                                                                                              |
| Cooling         | Central Air                                                                                                          |
| Fireplace       | Yes                                                                                                                  |
| # of Fireplaces | 2                                                                                                                    |
| Fireplaces      | Gas                                                                                                                  |
| Has Basement    | Yes                                                                                                                  |
| Basement        | Full                                                                                                                 |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | BBQ gas line, Outdoor Kitchen                            |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco, Wood Frame, Wood Siding                          |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 46                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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