

# \$1,000,000 - 312 Superior Avenue Sw, Calgary

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MLS® #A2247988

**\$1,000,000**

3 Bedroom, 2.00 Bathroom, 2,220 sqft

Residential on 0.14 Acres

Scarboro, Calgary, Alberta

Welcome to Scarboro, one of Calgary's most historic and prestigious inner-city communities. Perfectly located at 312 Superior Avenue, this 1927 character home has been cherished by the same family for 55 years and now presents a once-in-a-generation offering. Resting on an impressive 5,974 sq. ft. park-front lot on one of the community's most coveted streets, the property is framed by mature trees and timeless streetscape charm. While the existing residence requires extensive renovation and is most likely a tear down, the true value lies in the incredible redevelopment potential. Imagine creating a custom estate home on this tree-lined avenue, complete with unobstructed park views, all while being just minutes from downtown, top-rated schools, and vibrant amenities. Scarboro's unmatched character, combined with this rare nearly 6,000 sq. ft. park-facing lot and long-held family legacy, makes this one of the most prestigious and exciting opportunities on the market today. Don't miss your chance to secure this extraordinary property—prime locations like this are truly once in a lifetime.

Built in 1927

## Essential Information

MLS® #                   A2247988

Price                     \$1,000,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,220
Acres	0.14
Year Built	1927
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	312 Superior Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2J2

### **Amenities**

Parking Spaces	2
Parking	Off Street
# of Garages	1

### **Interior**

Interior Features	Bookcases, Built-in Features, Natural Woodwork, Storage, Elevator
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden,

	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 18th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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