2316 State Road SW

Calgary | Active | MLS® A2339706

$1,190,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1952**	**1,463 sq. ft.**

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Listed by CIR Realty

A closer look

Designed for smaller families wanting a luxury lifestyle in an incredible inner-city location, this home combines access to a sought-after school district with something rarely found at this level - the ability to generate flexible rental income without sacrificing how you live. Set on an incredible 10,600 sqft lot [nearly ¼ acre] in the prestigious pocket of Upper Scarboro, this magazine-worthy walk-out bungalow has undergone an extraordinary transformation with well over $400,000 invested in recent years. Some homes are renovated. Others are completely reimagined - this is definitely the latter. Revamped and redesigned by Reena Sotropa, the result is a home where beautiful aesthetics, thoughtful design and quality finishes come together effortlessly. Offering 1,462 sqft above grade plus a 1,158 sqft lower illegal suite, the home delivers five bedrooms, three bathrooms, two full kitchens, laundry up and down, an attached garage and laneway access - all in one exceptionally versatile property. Upstairs, the kitchen is a statement piece with two-tone cabinetry, stone counters, gas range, pantry and sit-up breakfast bar. Spacious living and dining areas are anchored by a feature wall and fireplace, while the soothing primary retreat offers a walk-in closet and gorgeous spa-inspired 5-piece ensuite. Two additional bedrooms and a chic wallpaper-wrapped 3-piece bathroom complete the level. Downstairs is anything but an afterthought. The bright walk-out lower level features a modern white kitchen with clean lines, stainless steel appliances and a punchy turquoise tile backsplash. Two more bedrooms, private patio access and an absolutely show-stopping 5-piece bathroom make the lower level every bit as impressive as the main floor. And this is where things get interesting. Live up and rent down. Live down and rent up. Or invest and rent both. With a short-term rental licence already in place, the possibilities for lifestyle and revenue are exceptional. The property is even available furnished, making the transition that much easier. Outside, the enormous lot delivers a sunny, private backyard rarely found this close to Calgary’s core. Walk to the dog park, Sunalta School playground, 17th Avenue, downtown and countless nearby amenities. Upper Scarboro is small, prestigious and in demand. Designer finished. Family friendly. Income ready. Nearly ¼ acre of land. Option to purchase fully furnished. Nothing left to do but move in, enjoy it and let the property go to work for you.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339706
Bedrooms	5
Bathrooms	3
Year Built	1952
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,463 sq. ft.
Main Level Finished Area:	1,463 sq. ft.
Below Grade Finished Area:	1,158 sq. ft.
Acreage:	No
Lot Area:	10,247 sq. ft.
Lot Frontage:	62'11½"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	7
Year built:	1952 (Age: 74)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	5451GI
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate, Stone, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement, Main Level, Multiple Locations
City Quadrant:	Southwest
Community:	Scarboro/Sunalta West
Appliances:	Dishwasher, Dryer, European Washer/Dryer Combination, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Basement Suite: Fridge, stove, dishasher, microwave hood fan, washer, dryer, window coverings
Restrictions:	Encroachment
Main Floor	Living Room · 14'7" × 13'5" ·
Main Floor	Bedroom · 10'11" × 9'9" ·
Main Floor	Bedroom - Primary · 14'7" × 13'4" ·
Main Floor	Foyer · 9'5" × 7' ·
Main Floor	Dining Room · 17' × 5'10" ·
Main Floor	Kitchen · 17' × 14' ·
Main Floor	Laundry · 5'10" × 5'8" ·

Main Floor	Bedroom · 14'1" × 11'2" ·
Basement	Kitchen · 14'1" × 12'2" ·
Basement	Bedroom · 12'7" × 9'6" ·
Basement	Game Room · 27'9" × 11'11" ·
Basement	Furnace/Utility Room · 15' × 9' ·
Basement	Bedroom · 12'11" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage
Exterior Features:	Other, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2316-state-road-sw-calgary-a2339706/

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