

# \$2,899,000 - 348 Superior Avenue Sw, Calgary

MLS® #A2216590

**\$2,899,000**

4 Bedroom, 4.00 Bathroom, 3,130 sqft

Residential on 0.14 Acres

Scarboro, Calgary, Alberta

Experience the height of refined living, perfectly tailored for both timeless elegance and everyday family comfort at 348 Superior Ave, a rare offering at a prestigious address in Calgary's coveted Scarboro community. This exquisite residence, spanning over 4,400 sq. ft., seamlessly blends Parisian Industrial design with impeccable craftsmanship, offering a lifestyle of unparalleled elegance and sophistication with functionality for the whole family.

As you enter through the grand double arched wood doors, you are welcomed into a spacious foyer adorned with a breathtaking staircase and a striking chandelier, setting the tone for the opulence that follows. The expansive living room, featuring a custom Italian Baroque styled concrete fireplace surround, is perfect for both grand entertaining and intimate relaxation. It flows effortlessly into a large dining area, complete with a built-in buffet, bar sink, beverage fridge, and dishwasher, ideal for hosting lavish gatherings.

The chef's kitchen is a culinary enthusiast's dream, equipped with top-of-the-line Wolf and SubZero appliances, a marble backsplash, a large island, and a generous walk-in pantry. Additional main floor highlights include a spacious home office with custom built-ins, a stylish powder room, and a large mudroom with exceptional storage so the entire family can tuck their outdoor gear away.



The second floor is a sanctuary of luxury, featuring the primary suite with vaulted ceilings, wood beam accents, and stunning downtown views. The ensuite is a spa-inspired retreat with heated marble floors, a steam shower, freestanding tub, dual vanities, and a private water closet. Bedrooms 2 and 3 each have personal 2-piece baths, marble countertops and share a "Jack and Jill" tub/shower. A serene reading nook and a versatile loft space, perfect for a studio or additional bedroom, complete the upper level.

The walk-out lower level offers a perfect blend of relaxation and entertainment, with heated polished concrete floors, a decadent wine room, media room complete with a projection TV and wet bar, and a large recreation room featuring dual steel industrial sliding barn doors and walk-out access to the backyard. A fourth bedroom, full bathroom, and spacious laundry room with exceptional storage round out this level.

Step outside to an outdoor oasis designed for ultimate enjoyment, featuring a built-in BBQ, outdoor dining area with louvered roof and overhead heaters, a conversation area with 60,000 BTU fire bowl, a 6-person hot tub, irrigation system, and excellent privacy. The oversized, heated double detached garage includes two EV charging outlets and extensive storage.

Located just a short walk from Sunalta School and minutes from downtown, this extraordinary home offers the perfect blend of superior location and impeccable finishes, making it an ideal opportunity for individuals seeking the ultimate in luxury living.

Built in 2014

## Essential Information

MLS® #	A2216590
Price	\$2,899,000
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, 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 Data, Wired for Sound, Beamed Ceilings, Bookcases
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	May 6th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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