

\$2,900,000 - 2316 Sunset Avenue Sw, Calgary

MLS® #A2233582

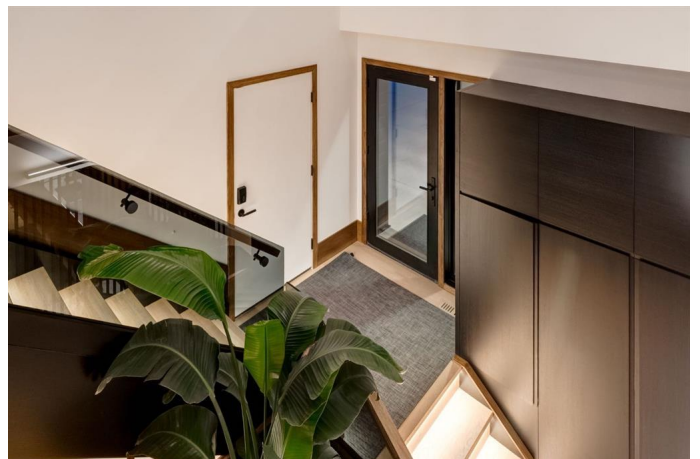
\$2,900,000

3 Bedroom, 5.00 Bathroom, 1,009 sqft

Residential on 0.18 Acres

Scarboro/Sunalta West, Calgary, Alberta

Welcome to Sunset Residence—a professionally designed, award-winning home where refined materials, timeless architecture, and advanced technology come together to create a lifestyle of effortless luxury. Reimagined by Amanda Hamilton Interior Design and recipient of the 2024 MASI Award for Residential Renovation, this over 3600 sq ft residence offers a rare combination of warmth, function, and forward-thinking design. The interior blends mid-century roots with Japandi influence, featuring hand-stained onyx cabinetry, blonde oak flooring, Brazilian arabescato marble, and integrated millwork throughout. A sculptural metal screen defines the dining area with elegance, while the kitchen offers concealed storage, a built-in coffee station, and a central island perfect for entertaining. Spa-inspired bathrooms and ambient lighting deliver a sense of retreat and relaxation in every corner. Experience a new level of intuitive living with a state-of-the-art, fully integrated home automation system. Thoughtfully engineered to enhance daily comfort and energy efficiency, the system automatically adjusts lighting, temperature, window coverings, and entertainment settings in real time; responding to your lifestyle without the need for manual controls. Whether you're waking to natural light, preparing for a movie night, or stepping away for the day, the environment adjusts seamlessly around you. Furnished with sculptural, design-forward pieces selected to complement the



architectural elements, every detail has been curated for harmony and ease. From curved dining chairs that echo the custom screen to textural finishes and bespoke craftsmanship, this home is both elevated and inviting. Furnishings are available under a separate bill of sale. Please inquire for a full inventory and pricing. Ideal for buyers seeking a primary residence, executive retreat, or stylish pied-À -terre, this move-in ready property offers a rare opportunity to own a residence that reflects award-winning design, advanced technology, and an uncompromising standard of modern living. RMS Disclosure: Below Grade RMS includes main level living space (kitchen, nook, living room, dining room + basement) Total RMS: includes above grade second level only (upper). Total billable area: 4691.6 sq ft.

Built in 2022

Essential Information

MLS® #	A2233582
Price	\$2,900,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	1,009
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	2316 Sunset Avenue Sw
Subdivision	Scarboro/Sunalta West

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2M8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, See Remarks, Steam Room
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Garburator, Gas Range
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	See Remarks
Roof	Other
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	30
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.