

\$659,900 - 34 Scenic View Close Nw, Calgary

MLS® #A2085231

\$659,900

3 Bedroom, 3.00 Bathroom, 2,088 sqft

Residential on 0.13 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE ****CANCELLED****! Welcome to this well-appointed original-owner 2-storey home located in the sought-after community of Scenic Acres that features 3 bedrooms, 2.5 bathrooms, and nearly 2,100 square feet of developed living space. The main floor offers large, South-facing windows that allow natural light to flow throughout the front living area and formal dining area throughout the day. The updated kitchen features granite countertops, stainless steel appliances, a corner pantry, ample storage space including a built-in desk, and a large center island with double sinks and a breakfast bar for additional seating. The kitchen overlooks the rear dining and living area - making this the perfect space to entertain friends and family and the rear living area is situated around a gas fireplace - perfect for the cooler weather. The main level is complete with a 2-piece bathroom and a laundry room / mud room. The upper level offers 3 bedrooms and 2 full bathrooms with hardwood and tile flooring flowing throughout the entire home - meaning no carpet! The expansive primary bedrooms greets you with double french doors and features a walk-in closet and a stunning 4-piece bathroom with a separate soaker tub, walk-in shower, vanity, and water closet. The lower level is unfinished and ready to be developed, with space for a rec. room, 4th bedroom, and a 3rd full bathroom (rough-in included). The large backyard is surrounded by mature trees and offers plenty of greenspace and privacy and is



complete with a newer composite deck. The double attached garage offers secure storage for your vehicles and keeps them out of the snow during the colder months. The desirable community of Scenic Acres offers countless nearby amenities including parks, playgrounds, walking paths, and nearby shopping, and offers quick access to Crowchild Trail and the nearby LRT station for daily commuting.

Built in 1997

Essential Information

MLS® #	A2085231
Price	\$659,900
Sold Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,088
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	34 Scenic View Close Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1Y5

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 21st, 2023
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CHARLES
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