

\$699,900 - 26 Scanlon Hill Nw, Calgary

MLS® #A2117405

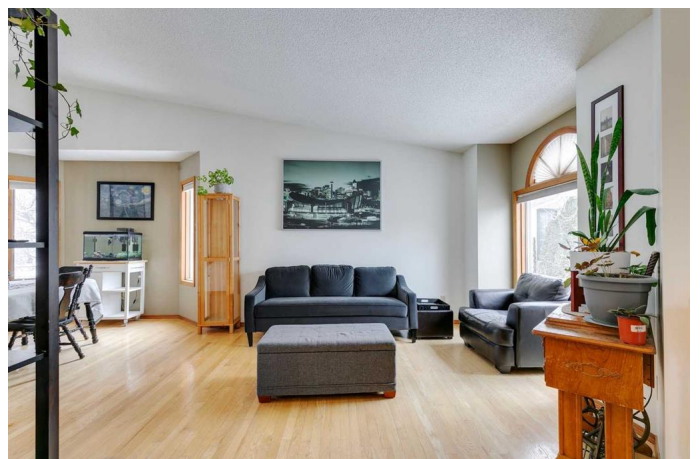
\$699,900

4 Bedroom, 4.00 Bathroom, 1,906 sqft

Residential on 0.18 Acres

Scenic Acres, Calgary, Alberta

Welcome to this charming family home nestled in a serene corner boasting a coveted corner pie lot in the tranquil community of Scenic Acres. This nearly original residence offers a great layout ideal for a young family or a savvy renovator looking for their next project. Upon entering, you'll be greeted by an inviting living space adorned with hardwood floors, creating a seamless flow throughout the main level. The open living space features vaulted ceilings, enhancing the sense of space and brightness. The main level comprises a spacious living room, ideal for relaxation and gatherings, and a bright open kitchen equipped for culinary adventures. Adjacent to the kitchen, a cozy breakfast nook overlooks the expansive backyard, inviting you to enjoy leisurely mornings and casual meals. The adjoining family room boasts a warm fireplace framed by built-in shelving, creating a cozy ambiance for cozy evenings with loved ones. Convenience meets functionality with a main floor laundry room, powder room and large home office. Retreat upstairs to discover a serene primary suite complete with a generously sized bedroom, a 4-piece ensuite bath, and a walk-in closet. Two additional bedrooms on this level share a well-appointed 4-piece bath, providing comfort and privacy for the entire family. The fully finished basement adds versatility to the home, featuring a versatile living space, a fourth bedroom, and a convenient 3-piece bathroom, ideal for accommodating guests or as play room



restroom. Step outside to the deck overlooking the sprawling backyard, where you can indulge in outdoor entertaining, al fresco dining, or simply unwind amidst the tranquility of nature. The mature lot is adorned with lush trees, providing shade and privacy, creating a serene outdoor sanctuary. Situated within a short walk to schools and conveniently located near the LRT station, this home offers easy access to amenities, including the bustling Crowfoot shopping area, recreational facilities, and major transportation routes, ensuring a lifestyle of comfort and convenience for the entire family. Don't miss the opportunity to make this wonderful home yours. Schedule your private showing today and experience the charm and convenience of Scenic Acres living firsthand!

Built in 1989

Essential Information

MLS® #	A2117405
Price	\$699,900
Sold Price	\$748,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,906
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	26 Scanlon Hill Nw
Subdivision	Scenic Acres
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L 1L2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 10th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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