

\$649,900 - 39 Scenic Rise Nw, Calgary

MLS® #A2126490

\$649,900

4 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

OPEN House Friday 26th 4-6 pm, Saturday & Sunday 2-4 pm!! Situated on a corner lot with scenic views of the community park, this bungalow home boasts over 1300 sqft on main and 1215 on the lower level with ample natural light from its windows on all sides. The front and side yards feature charming low-maintenance brick flower beds. The main floor welcomes you with a bright entrance and an updated great room adorned with a bay window, cork flooring, and a cozy wood-burning fireplace. The dining room is illuminated by a new light fixture and a big window with outside flower bed decorating your at the edge of the window level. The kitchen showcases classic oak cabinets, tile floors, and stainless steel/black appliances. A cork-floored hallway leads to three bedrooms, including the main bedroom with an appointed three-piece ensuite. Both the main floor and ensuite bathrooms boast newer sinks and toilets. Windows from the 2nd and 3rd bedroom allow more natural light from south and west. Downstairs, the basement offers a spacious rec room complete with an electric fireplace and retro wet bar. A portion of the entertainment room features parquet floors, perfect for a home gym or craft area. An additional activity room with a closet and small window could be easily converted into a bedroom with larger windows installed . Completing the basement is a three-piece bathroom and laundry facilities in the utility room. Painted a few years ago, with newer



blinds, roof, hot water tank, and furnace all within the last few years. This house features a separate side door in the basement, offering potential for a legal rental unit with two bedrooms and a living room. Outside, there's a detached garage, backyard patio, and garden area that could potentially be converted into RV parking. Enjoy the quiet yet convenient location with a park and playground in the back lane and close proximity to all amenities. Just a 16-minute walk to the Crowfoot LRT station. Three tenants on the main floor lease ends at April 30, August 31 and October 31 and could leave earlier. Welcome to open house this weekend.

Built in 1981

Essential Information

MLS® #	A2126490
Price	\$649,900
Sold Price	\$701,200
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,303
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	39 Scenic Rise Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1A6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Laminate Counters, Separate Entrance, Vinyl Windows, Wet Bar, Wood Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Electric, Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Corner Lot, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 2nd, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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