

\$548,800 - 56 Scenic Gardens Nw, Calgary

MLS® #A2135364

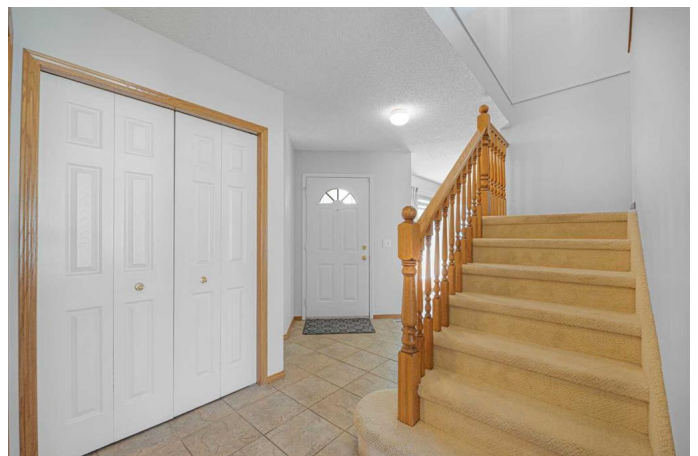
\$548,800

3 Bedroom, 4.00 Bathroom, 1,704 sqft

Residential on 0.08 Acres

Scenic Acres, Calgary, Alberta

***LOCATION: This home is a 3 minute walk to so much! The community centre, playground and Monsignor Doyle K to 6 school is a half block away. The Scenic Acres public school is a hop, skip & jump across the park. In the other direction is a retail plaza with a pharmacy, day care, medical clinic, vet clinic and a Tempo gas station with c-store. The Crowfoot C-train station is also just steps away. A pedestrian walkway across Crowchild Trail lands in Crowfoot Centre with every retail shop that you need. The Robert Thirsk High School, YMCA and City library are immediately to the north. Other local amenities include the twin arenas, a Francophone School, off lease parks and multiple parks. ***HOME: This is a spacious, well kept home with 3 finished levels. The interior features a gas fireplace in the family room, hardwood floors on 2 levels, â€˜zebraâ€™™ fashion blinds throughout and modern light fixtures. You will be impressed by the large primary bedroom with a 4 piece ensuite and walk-in closet. All bedrooms have double closets and there is abundant storage in the lower level plus an insulated, 2 car garage. All of the major components are new or nearly new: high eff. Lennox furnace (2020), water heater (2022), triple pane windows (circa 2022), garage door and opener, roof (2014). The microwave and stove are brand new stainless LG appliances. These are complimented with a Bosch dishwasher and large capacity fridge. Sale includes Maytag washer / dryer set, central vacuum system The



interior has been professionally cleaned and professionally painted. It is move-in ready.

***CONDO: This home is part of an extremely well kept community. The self-managed complex offers all exterior maintenance, including snow removal, roof maintenance, windows and doors. The Reserve Fund is robust.

Built in 1994

Essential Information

MLS® #	A2135364
Price	\$548,800
Sold Price	\$625,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,704
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	56 Scenic Gardens Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1Y6

Amenities

Amenities	Playground
Utilities	Cable Internet Access, Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Insulated

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	May 31st, 2024
Days on Market	2
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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