

\$499,900 - 44 Scenic Gardens Nw, Calgary

MLS® #A2147311

\$499,900

2 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.06 Acres

Scenic Acres, Calgary, Alberta

****OPEN HOUSE SUN. July 7th, 12-2 pm**.**

Welcome to this fantastic corner townhome with close to 2000 sq. ft. of finished living in popular Scenic Acres. Stepping inside youâ€™re sure to enjoy the spacious kitchen with a large eating bar and breakfast nook area. The kitchen features loads of counter space and is perfect for large get togethers. Sleek white cabinets and appliances with a new kitchen stove. The main floor powder room is conveniently located off the kitchen. The living room features a beautiful gas fireplace to enjoy on a cold winter evening. There is space for a large dining table near the entrance through the sliding patio doors to the private back deck with glass railings.

Travel upstairs to find 2 spacious bedrooms, each featuring their own 4pc ensuite, plus private walk-in closet. A convenient office/ flex room space separating the 2 bedrooms.

Downstairs youâ€™ll find a fully developed basement with a large family room with a built-in wall unit and room for a games table or workout area. Large laundry room and storage space offers plenty of storage.

?Scenic Gardens is an excellent self managed complex with many recent improvements such as new windows, newer garage doors & newer asphalt shingles for each of the units, plus upgraded Triple pane windows for this unit plus a new High Efficient Furnace.



Excellent location close to major transit,
including walking distance to the c-train, loads
of shopping options, schools & playgrounds.
This one is one youâ€™re not going to want to
miss out on.

Built in 1993

Essential Information

MLS® #	A2147311
Price	\$499,900
Sold Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	44 Scenic Gardens Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L1Y6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, See Remarks,
-------------------	--

	Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, 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	None
Lot Description	Back Yard, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 6th, 2024
Date Sold	July 17th, 2024
Days on Market	11
Zoning	M-CG d25
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.