\$675,000 - 42 Scanlon Hill Nw, Calgary

MLS® #A2213229

\$675,000

3 Bedroom, 3.00 Bathroom, 1,983 sqft Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

Welcome Home. This 2-storey home has been well maintained by long time owners and offers a blend of comfort, functionality, and space for the whole family. Step inside to a spacious living room filled with natural light from large windows and vaulted ceiling, flowing seamlessly into the functional dining areaâ€"the perfect space for large family gatherings or family game night. The sunny kitchen features classic oak cabinetry, ample cupboard and counter space, and a bright eat-in nook with direct access to your private west facing backyard. Just off the kitchen, the cozy family room, ideal for relaxing evenings curled up by the wood burning fireplace. A convenient 2-piece bathroom and main floor laundry complete this level. Upstairs, you'II find three generously sized bedrooms, including the primary retreat with a walk-in closet and 4-piece ensuite featuring a relaxing soaking tub. The finished basement expands your living space with a large recreation roomâ€"perfect for a media room, play area, or home gymâ€"plus extra storage. Enjoy summer days in your fully fenced backyard with a composite 2 tiered deck, pergola ideal for outdoor dining and gatherings and a convenient shed for added storage. The double attached tandem garage with a third bay adds space and convenience year-round. Shingles and triple pane Lux windows were done in 2016. Ideally located in the desirable community of Scenic Acres. This home is close to parks, 2 Elementary schools, great







shopping and dining options in the Crowfoot area. You have quick access to major routes and the c-train station for an easy commute.

Built in 1989

Essential Information

MLS® # A2213229 Price \$675,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,983 Acres 0.12 Year Built 1989

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 42 Scanlon Hill Nw

Subdivision Scenic Acres

City Calgary
County Calgary
Province Alberta
Postal Code T3L 1L2

Amenities

Parking Spaces 5

Parking Oversized, Triple Garage Attached, Tandem

of Garages 3

Interior

Interior Features Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 22nd, 2025

Days on Market 8

Zoning R-CG

Listing Details

Listing Office CIR Realty

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