

# \$524,900 - 95 Scenic Gardens Nw, Calgary

MLS® #A2245698

## \$524,900

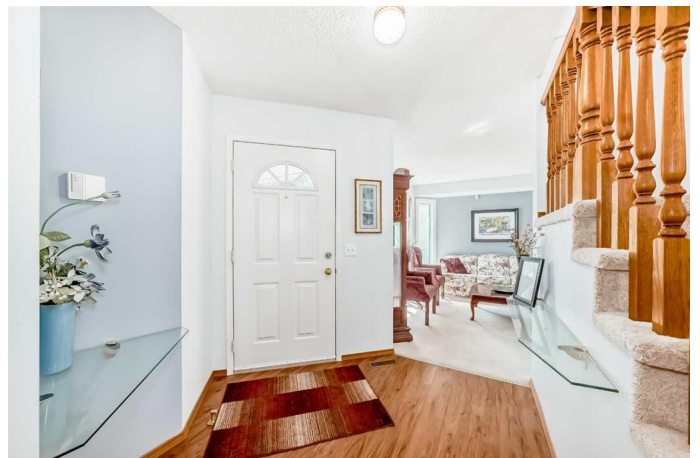
3 Bedroom, 3.00 Bathroom, 1,701 sqft  
Residential on 0.08 Acres

Scenic Acres, Calgary, Alberta

Pride of ownership exudes from this "original owner" fully developed duplex in the highly sought after complex of "Scenic Gardens". The main floor consists of high ceilings, lovely laminate flooring and large windows that bring in tons of natural sunlight. The kitchen offers ample cupboard/counter space with granite countertops and a large island that overlooks a spacious family room with a cozy gas fireplace. Completing the main level is a formal dining and living room, 2pc bath, laundry area plus a spacious breakfast nook that grants access to a sunny West facing patio overlooking a greenspace. Upstairs you will find a huge primary bedroom with a walk-in closet, sitting area and a 4pc ensuite. Two additional bedrooms plus another 4pc bath complete the upper level. The basement has been fully finished offering an oversized Rec room plus an office/flex area and plenty of extra storage space. Additional bonuses include a double attached garage with a front driveway plus a built-in vacuum system and water softener. Located close to schools, parks, playgrounds, major shopping/restaurants, steps to the LRT station and easy access to main roadways. These homes rarely come up for sale so book your showing fast.

Built in 1993

## Essential Information



MLS® #	A2245698
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	95 Scenic Gardens Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1Y6

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, 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	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	13
Zoning	M-CG d25

### **Listing Details**

Listing Office	2% Realty
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