

# \$614,900 - 247 Scenic Way Nw, Calgary

MLS® #A2213436

**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

**\*\*Open House Cancelled\*\*** Welcome to 247 Scenic Way NW, a very well maintained home where the unfun stuff of renovations has been done for you!! The siding (2013), roof (2014), driveway (2014), garage floor (2022), fence and low maintenance turf in back yard (2018/19), deck (2017), furnace (2020), hot water tank (2022), and all windows have been replaced with triple paned vinyl windows. There has been additional insulation blown into the attic, and there is a central air filtration system. The washer, dryer and dishwasher have also been replaced in the last few years. The home is air conditioned, perfect for this upcoming summer! There is lovely hard wood flooring on the main and upper floors. The living room features a wood burning fireplace and lovely bay window and is open to the formal dining area. The eat in kitchen has plenty of cupboard space and has access to the back deck. The washer/dryer and half bath complete this level. Upstairs, the large primary suite is complete with a 4 piece ensuite and bay window. There are 2 additional bedrooms and a 4 piece hall bath. The basement is a perfect hangout space, with another fireplace, wet bar, and additional non-conforming bedroom with 2 windows. The back deck is a perfect hang out space with low maintenance turf and no homes directly behind you! There is a single attached garage, with additional parking off the alley - which will fit a large motor home! This home offers easy access to Crowchild Trail, shops and schools. You really



must see this home in person to appreciate  
how well maintained and beautiful it is!

Built in 1981

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213436    |
| Price          | \$614,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,372       |
| Acres          | 0.10        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 247 Scenic Way Nw |
| Subdivision | Scenic Acres      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3L 1B6           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Wet Bar   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |

|                 |                                     |
|-----------------|-------------------------------------|
| Fireplace       | Yes                                 |
| # of Fireplaces | 2                                   |
| Fireplaces      | Basement, Living Room, Wood Burning |
| Has Basement    | Yes                                 |
| Basement        | Finished, Full                      |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding              |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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