

# \$539,900 - 228 Scenic Acres Terrace Nw, Calgary

MLS® #A2249324

**\$539,900**

3 Bedroom, 4.00 Bathroom, 1,586 sqft

Residential on 0.00 Acres

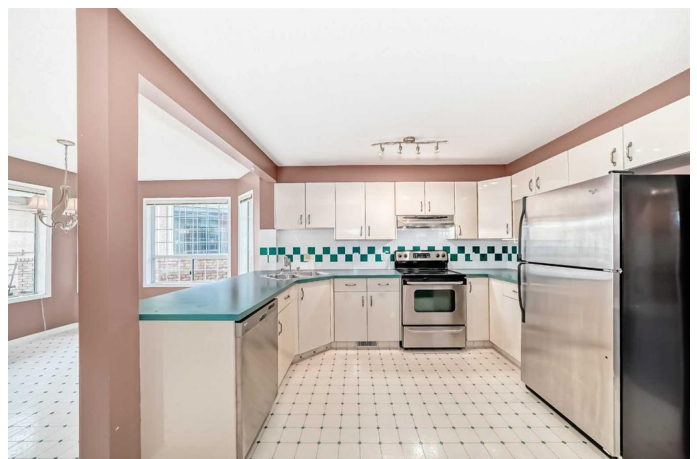
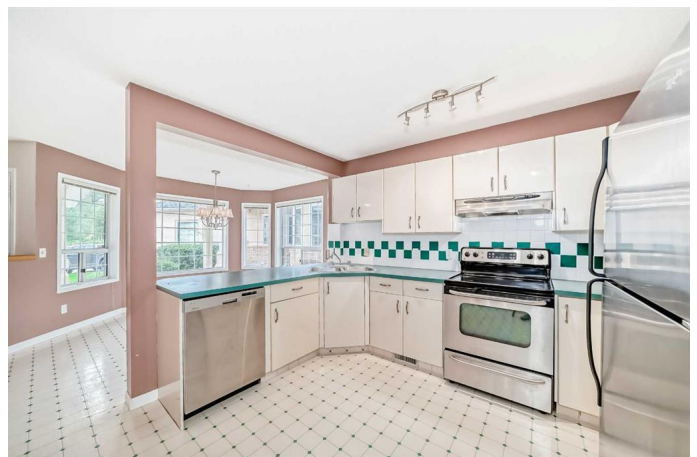
Scenic Acres, Calgary, Alberta

A perfect combination where comfort meets convenience. Nestled in the mature and highly sought-after neighbourhood of Scenic Acres, this bright south-backing home offers an abundance of nature sunlight throughout the day. Step inside to find a spacious kitchen and dining area, perfect for hosting family gatherings or entertaining friends. The large living room, complete with a cozy fireplace, flows seamlessly onto the sunny south-facing balcony - the ideal spot to relax and unwind. Upstairs, you'll find 3 generous bedrooms, including a master retreat with own walk-in closet. The walkout basement bring in plenty of natural light and adds extra living space with a convenient two-piece bathroom, laundry, and storage. Adding to the appeal is an attached oversized garage for your vehicle, seasonal gear, or additional storage.

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249324  |
| Price          | \$539,900 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,586     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1993                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 228 Scenic Acres Terrace Nw |
| Subdivision | Scenic Acres                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 1Y4                     |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Playground, Visitor Parking       |
| Parking Spaces | 2                                 |
| Parking        | Oversized, Single Garage Attached |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows                        |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                         |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | No Neighbours Behind      |
| Roof              | Asphalt                   |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 30                |
| Zoning         | MCG               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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