



88 Scenic Gardens NW
Calgary, Alberta

MLS # A2293812



\$514,900

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,701 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d25
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Track Lighting, Walk-In Closet(s)

Inclusions: Shelving in basement + extra paint, additional/original light fixtures, water softener salts, basement washing sink, door alarm (not connected but can be set up), satellite dish (not connected but can be set up), new central vacuum hose + attachments, extra Microwave + Hoodfan combo included.

Next-level quiet comfort living in the serene NW neighbourhood of Scenic Acres, this absolutely immaculate two story, half-duplex, has it all! Located on a corner lot, this unit basks in the sunlight all day thanks to it's South facing front expose and unobstructed West exposure. Stepping into 88 Scenic Gardens you will immediately notice the meticulously clean and well cared for unit from floor to ceiling. The main floor boasts 856 sq/ft of living space with an oversized living room, ample kitchen/dining space, and an adjacent family area. Moving to the upper level is where this layout truly shines! A large primary suite with it's own elevated platform bay window, 4pc ensuite bathroom, and oversized walk-in closet ensures you'll have ample space to wind down all year round. With plenty of room to grow into, the upper level is completed by the two additional bedrooms and a shared 4pc bathroom, all awaiting your unique touch. This unit is truly move in ready, with major quality of life upgrades already done such as; new Triple Pane Windows throughout (2020) for stellar temperature management + sound isolation, new baseboards + wall paint, and newer high efficiency toilets. Further adding to this units capabilities, a large double garage and partial developed basement ensure that storage is space is abundant for all your personal and seasonal belongings. Located just minutes away from Crowfoot Plaza and steps away from schools, playgrounds and transit/the Crowfoot LRT, this home delivers both convenience and location in spades. Book your showing today and see this hidden gem for yourself!