



**238 Scenic Acres Terrace NW
Calgary, Alberta**

MLS # A2323005



\$514,900

Division:	Scenic Acres		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,595 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d25
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Walk-In Closet(s)		

Inclusions: N/A

Across from a courtyard playground, good starter home or investment property, welcome to this 1594 sqft townhouse in prestige Scenic Acres. It has been recently updated. It features corner unit, attached garage with driveway, triple pane low E windows (2025), custom made window coverings, furnace (2025), central air conditioned, hardwood flooring, gas fireplace, wood spindle railing on the stairs, and newer appliances. Upper floor with 3 good size bedrooms, master bedroom with large walk in closet and full bathroom. Main floor with large and bright living room, corner gas fireplace, large deck, open kitchen and spacious dining area. Basement has been finished with large recreation room and large storage area. It closes to LRT station, park, playground, shopping centre, and easy access to major roads. *238 Scenic Acres Terrace NW *