



**92 Scandia Hill NW  
Calgary, Alberta**

**MLS # A2323567**



**\$759,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,649 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shake, Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Shed. All appliances are sold in "as-is" condition

Positioned in an enviable, highly sought-after neighbourhood, this classic bi-level home sits on a prominent corner lot directly across from a scenic ravine system. Enveloped by majestic, mature trees and framed by expansive green vistas, the property offers an exceptional combination of natural beauty, privacy, and neighbourhood prestige. For the discerning buyer, creative designer, or savvy investor, this residence presents an incredible canvas and an unrivalled opportunity for a bespoke interior refresh, allowing you to infuse your personal style and modern design aesthetics into a truly premier setting. The main level features a highly functional layout that maximizes both space and the surrounding natural light. The primary suite serves as a peaceful retreat, highlighted by a clever walk-through transition that leads into a private ensuite bathroom. A well-proportioned second bedroom and a second full bathroom are also located on this level, providing an ideal setup for guests, a growing family, or a sophisticated home office. With the classic elevated architecture of a bi-level, the main living and dining areas offer a bright, welcoming atmosphere that is ready to be transformed. Downstairs, the partially finished lower level expands your living options significantly, anchoring the basement with a generous family recreation room. This massive, flexible space is perfect for a family gathering space, a home gym, or a billiards area, with plenty of remaining footprint to customize to suit your specific lifestyle needs. Outside, the expansive corner lot provides a beautiful outdoor sanctuary for summer entertaining, while the unparalleled proximity to meandering ravine pathways, sports fields, courts, and premium community amenities ensures a lifestyle of convenience and leisure. This is a rare chance to invest in a phenomenal location and build immediate equity while creating the home of

your dreams.