



GRASSROOTS
REALTY GROUP

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127 Scenic Cove Circle NW
Calgary, Alberta

MLS # A2334863



\$799,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,038 sq.ft.	Age:	1986 (40 yrs old)
Beds:	9	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Combination, Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

Investor Alert! This property offers excellent cash-flow potential and endless possibilities. This spacious bi-level walkout in desirable Scenic Acres features approximately 3,200 sq. ft. of developed living space, 8 bedrooms, 6 bathrooms, and 2 kitchens. Highlights include hardwood flooring, a large primary bedroom with an updated five-piece ensuite and private deck, plus an expansive walkout lower level with high ceilings, numerous windows, and generous recreation space. Located on a quiet crescent within walking distance of the LRT, schools, parks, the YMCA, and Crowfoot Centre, with convenient access to major roadways. Call today for more information!