



GRASSROOTS
REALTY GROUP

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210 Scenic Acres Terrace NW
Calgary, Alberta

MLS # A2341745



\$459,990

Division:	Scenic Acres		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,584 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d25
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	NA
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Welcome to this superb end-unit townhome with a fully developed walkout basement, ideally located in the highly desirable community of Scenic Acres in NW Calgary. Bright and inviting, this southwest-facing home offers an excellent floor plan with a spacious living area and a generously sized kitchen featuring plenty of cabinetry and counter space. The home features 3 full bathrooms and 1 half bath, spacious bedrooms, and a fully developed walkout basement that provides additional living space for the whole family. The impressive laundry area is finished with granite countertops, adding both style and functionality. Enjoy the extra privacy and natural light of an end unit, along with a fantastic location close to shopping, schools, parks, pathways, transit and other amenities. Bright, spacious, fully developed and move-in ready — this Scenic Acres home offers exceptional value!