



GRASSROOTS
REALTY GROUP

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101 Scenic Acres Terrace NW
Calgary, Alberta

MLS # A2344524



\$559,900

Division:	Scenic Acres		
Type:	Residential/Triplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,404 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees		

Heating: Central, High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 502

Basement: Full

LLD: -

Exterior: Mixed, Stucco, Wood Frame

Zoning: M-CG d25

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Storage

Inclusions: NONE

RARE OPPORTUNITY in Scenic Acres! Properties offering this combination simply do not come to market often — a spacious END-UNIT BUNGALOW with only ONE SHARED WALL, over 1,400 sq. ft. on the main floor, DOUBLE ATTACHED GARAGE, TWO BEDROOMS AND TWO FULL BATHROOMS ALL ON THE MAIN FLOOR, plus an additional bedroom in the partially developed basement. With exterior landscaping and snow removal taken care of for you, this is true single-level living designed with the long term in mind. Step inside to a bright and spacious main floor with an excellent layout offering everything you need on one level. Two full bedrooms provide flexibility for guests, an office, or additional living space, while two full bathrooms add everyday convenience. The generous kitchen opens onto a private deck overlooking the backyard — the perfect spot to enjoy your morning coffee or summer evenings without worrying about maintaining the exterior. Downstairs, the partially developed basement adds even more versatility with an additional bedroom and large recreation room, while a MASSIVE undeveloped area provides an incredible amount of storage or the opportunity to create additional living space exactly as you need it. The home is also already equipped with AIR CONDITIONING for year-round comfort. Set within a small, well-kept complex where exterior landscaping and snow removal are handled for you, this is an outstanding option for anyone looking to simplify day-to-day maintenance without giving up the space, privacy, garage, and feel of a traditional home. Located in the mature and highly desirable community of Scenic Acres, you'll enjoy excellent access to shopping, transit, parks and pathways, along with quick connections to Crowchild Trail and Stoney Trail. Adding to the setting, enjoy

VIEWS DOWN THE STREET toward COP and across the BOW RIVER VALLEY — a great reminder of the elevated northwest Calgary location. A unique opportunity to enjoy spacious bungalow living, an end-unit setting, and low-maintenance convenience in one of NW Calgary's most established communities. Book your private showing today!