



GRASSROOTS
REALTY GROUP

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92 Scandia Hill NW
Calgary, Alberta

MLS # A2348212



\$695,000

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

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

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

Unlock the potential in a premier ravine-side location! Positioned on a prominent corner lot directly across from a scenic ravine, this classic bi-level home sits among majestic, mature trees and expansive green vistas - offering an exceptional combination of privacy, natural beauty, and neighbourhood prestige. For the discerning buyer, creative designer, or savvy investor, this residence presents the ultimate canvas for a transformation without changing a single wall. Imagine light white-oak accents, crisp quartz surfaces, continuous wide-plank hardwood, and sleek recessed lighting seamlessly breathing fresh, elevated style into every room while building immediate equity in an unbeatable location. The spacious main level maximizes natural light and layout flow, featuring a primary suite with a walk-through transition to a private ensuite, plus a well-proportioned second bedroom and full bath. Downstairs, the massive, partially finished lower level anchors the home with a generous family recreation room, ideal for a home gym, media lounge, or additional living space. Outside, the expansive lot provides a private sanctuary for summer entertaining, all just steps from meandering ravine pathways, sports courts, schools, public transportation and top-tier amenities.