

# \$795,000 - 132 Scenic Cove Circle Nw, Calgary

MLS® #A2197657

**\$795,000**

4 Bedroom, 3.00 Bathroom, 2,178 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

Welcome to Scenic Acres, one of the most convenient and desirable communities! This mature neighborhood boasts beautiful parks, lush green spaces, and a safe, family-friendly atmosphere.

Nestled on a quiet, private circle, this home features a spacious, low-maintenance backyard—perfect for relaxation and entertaining. Inside, you'll find four generously sized bedrooms, a versatile den, and a bright, expansive family room. The kitchen showcases classic oak wood finishes, adding warmth and timeless charm.

The 1,033 sq. ft. basement presents incredible potential, offering space to add two additional bedrooms and a large recreation area—ideal for extended family living, or A secondary suite would be subject to approval and permitting by the city/municipality.

Enjoy unbeatable convenience with walking distance to the C-Train, top-rated schools, and Crowfoot Crossing—one of the largest shopping plazas in the area. Plus, Costco is just a 12-minute drive away!

Don't miss this fantastic opportunity to own a home in one of the city's most sought-after locations. Schedule your private showing today!

Built in 1984



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197657    |
| Price          | \$795,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,178       |
| Acres          | 0.12        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 132 Scenic Cove Circle Nw |
| Subdivision | Scenic Acres              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L 1M9                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, Soaking Tub                        |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Full, Partially Finished                                          |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Yard, Reverse Pie Shaped Lot  |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 66                  |
| Zoning         | R-CG                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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