

\$750,000 - 216 Scenic Hill Close Nw, Calgary

MLS® #A2231449

\$750,000

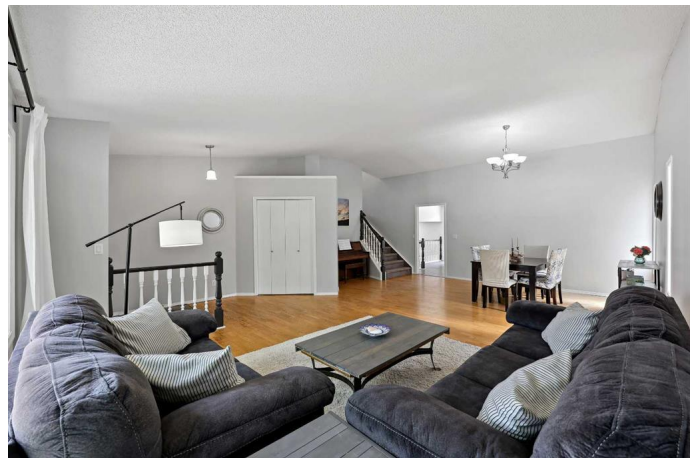
4 Bedroom, 4.00 Bathroom, 2,282 sqft

Residential on 0.14 Acres

Scenic Acres, Calgary, Alberta

Discover the perfect blend of comfort and convenience in this beautiful 2,975sf (developed) family home located in the serene community of Scenic Acres. This residence offers so much for a fulfilling lifestyle.

**Spanning the south side of the house is the open kitchen and dining area, skirted by the family room, where natural light pours in, creating an inviting atmosphere for family meals and gatherings. A fireplace is the charming focal point, perfect for cozy evenings-not that weâ€™re worried about those right now! **Since itâ€™s summer, letâ€™s talk about the spacious yard complemented by a large deck, inviting you to enjoy outdoor living. Host summer barbecues or unwind under the stars in this private retreat. **With 4 bedrooms above grade, plus 4 bathrooms, there's plenty of space for everyone. The primary bedroom offers a spa-like retreat with dual vanities for added convenience. **Enjoy excellent access to major roadways and the CTrain. Shopping, dining, and entertainment options are within easy reach. This location combines suburban tranquility with urban convenience. **As part of the Enhanced Landscape Maintenance program with the City of Calgary, Scenic Acres is known for its beautiful, well-maintained surroundings. Enjoy the lush landscapes and green spaces that add beauty to your everyday life. **This home is more than just a place to live; itâ€™s a lifestyle. Come and experience the perfect balance of elegance,



functionality, and community in Scenic Acres.
Make this your new home today and start
creating lasting memories!

Built in 1987

Essential Information

MLS® #	A2231449
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,282
Acres	0.14
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	216 Scenic Hill Close Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1P3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Storage
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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