

# \$674,900 - 12 Scanlon Green Nw, Calgary

MLS® #A2249601

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,712 sqft  
Residential on 0.11 Acres

Scenic Acres, Calgary, Alberta

Welcome to this bright and inviting home, located in the sought-after community of Scenic Acres. From the moment you step inside, you'll love the abundance of natural light streaming through large windows, the gleaming **HARDWOOD** floors, and the impressive vaulted ceilings. The spacious living and dining rooms provide the perfect setting for entertaining or hosting family gatherings. The updated kitchen features crisp white cabinetry, **QUARTZ** countertops, modern backsplash, and a **SILIGRANIT** sink. A sunny breakfast nook opens onto the expansive deck which is ideal for summer barbecues or simply relaxing outdoors. The cozy family room, complete with a **FIREPLACE**, is perfect for those chilly evenings. A powder room and convenient access to the double attached garage complete the main floor. Upstairs, the generous primary suite fits a king-size bed and includes a large walk-in closet plus a luxurious 5-piece ensuite with dual sink **QUARTZ**-topped vanity, a soaker tub, and a stand-alone shower. Two additional bedrooms, a 4-piece main bath, and upper-level **LAUNDRY** add comfort and convenience for the whole family. The fully finished lower level offers a large bonus room, plus an extra bonus room that could be used for storage, office space or potential 4th bedroom (window may not meet egress) giving you plenty of room to grow. Recent upgrades to this home include **FRESH PAINT**, a high



-efficiency two-stage FURNACE, tankless HOT WATER SYSTEM, upgraded attic insulation (R-50), Poly-B plumbing replaced with PEX, and central AIR CONDITIONING. Scenic Acres is a wonderful community with schools, shopping, parks, LRT with easy access to downtown and Stoney Trail. This move-in-ready home has it all !!

Built in 1990

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249601    |
| Price          | \$674,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,712       |
| Acres          | 0.11        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Scanlon Green Nw |
| Subdivision | Scenic Acres        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3L 1L3             |

### Amenities

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

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, No Smoking Home                                                                           |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Wood Burning                                                                                                          |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Rectangular Lot     |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 7                 |
| Zoning         | R-CG              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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