

\$525,000 - 79 Scenic Gardens, Calgary

MLS® #A2233733

\$525,000

2 Bedroom, 4.00 Bathroom, 1,432 sqft
Residential on 0.06 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 12 2-4PM.

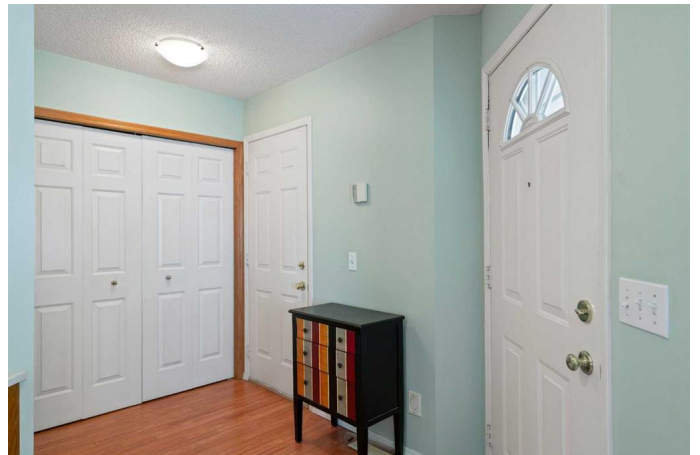
Welcome to this immaculate and fully developed duplex in the sought-after Scenic Gardens complex, offering over 2,000 sq ft of total living space. Ideally situated just steps from the LRT, this move-in ready home is one of the few units in the complex that backs directly onto green space and features a private, west-facing backyard—perfect for enjoying peaceful evenings and added privacy.

The main floor boasts a bright, upgraded kitchen with a sunny breakfast nook, flowing seamlessly into a spacious living room complete with a cozy gas fireplace. Patio doors lead to a deck—ideal for relaxing or entertaining. A convenient 2-piece bathroom completes the main level.

Upstairs, you'll find two expansive primary bedrooms, each offering a private ensuite and walk-in closet—ideal for comfort and flexibility. The fully finished basement extends your living space with a generous recreation room, den, 3 piece bathroom, dedicated laundry area, and plenty of storage.

This well-managed, self-run complex has recently benefited from major upgrades, including triple-pane windows, newer garage doors, updated roof shingles, and a newer high-efficiency furnace—offering long-term value and peace of mind.

With easy access to schools, shopping, public transportation, and playgrounds, this property is perfectly positioned for convenience and



lifestyle. Whether youâ€™re a first-time buyer, downsizer, or investor, this home checks all the boxes. Donâ€™t miss this rare opportunityâ€”this exceptional unit is ready for its next proud owner.

Built in 1993

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2233733 |
| Price | \$525,000 |
| Bedrooms | 2 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,432 |
| Acres | 0.06 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 79 Scenic Gardens |
| Subdivision | Scenic Acres |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L1Y6 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard, Few Trees, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 4 |
| Zoning | M-CG d25 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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