

# \$798,000 - 23 Scenic View Close Nw, Calgary

MLS® #A2236962

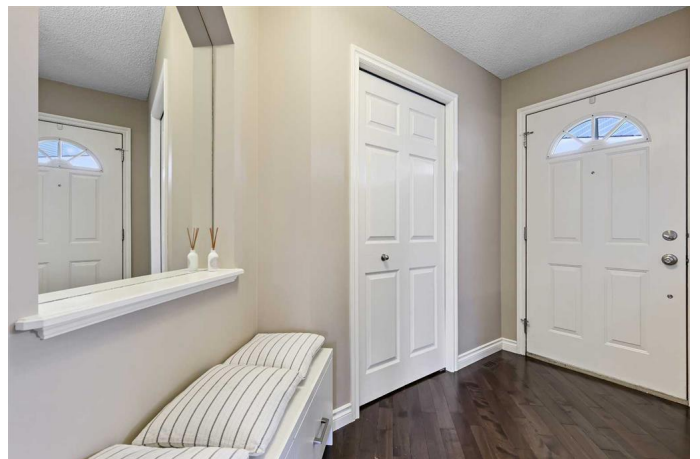
**\$798,000**

4 Bedroom, 4.00 Bathroom, 1,783 sqft

Residential on 0.11 Acres

Scenic Acres, Calgary, Alberta

Excellent 4 bed/3.5 bath home with south backyard backing onto GREENSPACE, walking trails and off-leash park! This fully renovated home offers over 2700 sq.ft of developed space with numerous family recreational areas. Main floor features sweeping hardwood floors throughout and gorgeous white kitchen with quartz counters, custom backsplash, pantry, island with extra storage & seating, and stainless steel appliances (including gas stove)! Open concept plan has soaring vaulted ceilings and the many windows flood the kitchen and living room with light! The main floor further offers a dedicated dining room and huge front office space (currently used as a playroom), stylishly updated 2 pc bathroom and fireplace, and access to the heated double garage! Step from the kitchen on to the massive 18'™6" x 12'™10" composite deck with wrought iron railing - plenty of room for deck furniture and gas BBQ! The expansive private backyard is nicely fenced with mature trees and mountain views! Back inside, the upper level is equally lovely with a KING-SIZED primary bedroom, large walk-in closet and exquisite ensuite with gorgeous heated tile floor, separate soaker tub and generous shower featuring full tile (including the ceiling), 10mm glass, and convenient bench seating. Vanity offers granite undermount sink with cupboards and drawers! Convenient LAUNDRY ROOM (not closet), another renovated full bathroom and 2 secondary bedrooms complete the



upper level! The fully developed basement begins with a mini mudroom at the top of the stairs that lead to an enormous family room, media area, fourth bedroom, renovated full bathroom and another office space! In addition to the utility room with the newer High Efficiency Furnace & Hot Water Tank (2018), there are two more dedicated storage areas â€“ wow! Other upgrades include newer ROOF (2019) and A/C (2022) for those hot summer days! Enjoy this quiet and neighbour-friendly close, only 5 minute walk to two elementary schools and a 10 min walk to the C-Train (or 1 min drive to the park â€“â€™ ride)! Close to shopping and commute routes â€“ this beautiful and functional home has it all!

Built in 1997

### Essential Information

MLS® #	A2236962
Price	\$798,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,783
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	23 Scenic View Close Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3L 1Y5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Days on Market	8
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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