

1-833-477-6687 aloha@grassrootsrealty.ca

179 Scenic Hill Close NW Calgary, Alberta

MLS # A2231744



\$724,900

Division:	Scenic Acres				
Type:	Residential/House				
Style:	2 Storey Split				
Size:	1,923 sq.ft.	Age:	1987 (38 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.14 Acre				
Lot Feat:	Corner Lot, Landscaped, Lawn, Private, Rectangular Lot				

Forced Air, Natural Gas	Water:	-
Carpet, Ceramic Tile, Hardwood	Sewer:	-
Metal	Condo Fee:	-
Finished, Full	LLD:	-
Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Poured Concrete	Utilities:	-
	Carpet, Ceramic Tile, Hardwood Metal Finished, Full Brick, Vinyl Siding, Wood Frame	Carpet, Ceramic Tile, Hardwood Metal Finished, Full Brick, Vinyl Siding, Wood Frame Sewer: Condo Fee: LLD: Zoning:

Features: Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s)

Inclusions: Basement TV, Shelf Above Basement TV, Garden Shed, Pergola on Deck, Backyard Playset

PRICE IMPROVEMENT PRIME CORNER LOT IN SCENIC ACRES | PERFECT FAMILY HOME | EXTENSIVELY UPGRADED. Welcome to this beautifully maintained and extensively upgraded 1,923 sqft , 4 bedrooms (3 up & 1 down) / 3.5 bathroom two-storey split home, ideally located on a quiet street in desirable Scenic Acres— just a short walk to schools, parks, and transit. Situated on a sunny corner lot, this home blends comfort, functionality, and value in one of NW Calgary's most desirable communities. The main level features vaulted ceilings and bayed windows in the spacious living and dining rooms, flooding the space with natural light. The vaulted ceiling in the kitchen offers vertical space and airflow, a large walk-in pantry, and flows seamlessly to the breakfast nook, which opens onto an oversized composite deck complete with a covered pergola—perfect for outdoor dining and entertaining. A backyard playset with swing adds extra family-friendly appeal. Hardwood flooring spans both the main and upper levels, including the sunken family room with a cozy wood-burning fireplace (gas starter). A dedicated main floor laundry room and convenient half bath complete the main level. Upstairs, the primary suite boasts a large walk-in closet and a fully renovated 3-piece ensuite (2024). Two additional generously sized bedrooms and a brand-new 4-piece bath (2024) round out the upper floor. The fully finished basement offers a spacious rec room, 1 bedroom with an additional 3-piece bathroom—ideal for guests. Significant upgrades: replaced double pane vinyl windows in 2011 (35 year transferrable warranty included) and added attic insulation (2024), high-efficiency furnace (2007), hot water tank replacement (2023), electrical panel upgrade (2018), COMPLETE basement renovation (2014), updated light fixtures, and FULL REPLACEMENT of

Copyright (§ 570%). Uniting state conclavey of REMAN Read Foliace (Mountain New). Information is believed to be reliable but not gasestreed.	location that's hard to beat!	•	·
Capprophi (c) 2005. Liberg data country of REMAX Rail Editic (Mounter) View), inversation is between the terrotable bar red sauranteed.			
Copyright (c) 2005. Liberg data counters of REMAX Roal Estate (Mountain View), letermation is believed to be relable for not supported.			
Copyright (c) 2025 Luting data country of REMAX Rati Elate (Mountain Vew) Information is bolivered to be reliable but not automated.			
Coownight (c) 2003. Listing date countrey of REAMAN Roal Estate (Mournish Vew), Information is bolived to be reliable but not suprament.			
Copyright (c) 2003. Listing date countrey of REMAX Roal Estate (Mountain View), Information is believed to be reliable but not auconstruct.			
Copyright (c) 2009. Listing date countrey of REMAX Real Estate (Mountain View), Information is believed to be reliable but not quaranteed.			
Copyright (c) 2005. Listing data counterpy of REAWAX Real Estate (Mourtain View). Information is bolleved to be reliable tout not outcomed.			
Copyright (c) 2005. Likiting data countery of REJMAX Real Estate (Mountain View), Information is believed to be refable but not quaranteest.			
Copyright (g) 2025. Listing date coursesy of REMAX Red Estate (Mountain View), Information is believed to be reliable but not quaranteed.			
Copyright (d) 2025. Listing date courteey of REMAX Real Estate (Mountain View), Information is believed to be reliable but not caumanisted.			
Copyright (g) 2025. Listing data countery of REMAX Real Estate (Mountain Viery), Information is believed to be reliable but not quaranteed.			
Copyright (d) 2025; Listing data courtey of REAMAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (d) 2025. Listing data courteey of REAMAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025 L Listing data counsey of REMAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025. Listing data courtiesy of REMAX Real Estate (Mountain View), Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025. Listing data courtesy of REMAX Real Estate (Mountain View), Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025. Listing data courtesy of REMAX Real Estate (Mountain View). Information is believed to be reliable but not ouaranteed.			
Copyright (c) 2025. Listing data courtesy of REMAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025. Listing data courtesy of REMAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025. Listing data coursey of RE/MAX Real Estate (Mountain View), Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025. Listing data courtesy of REMAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025 . Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025 . Listing data courtesy of RE/MAX Real Estate (Mountain View), Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View), Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025 . Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025 . Listing data courtesy of RE/MAX Real Estate (Mountain View), Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025 . Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025 . Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025 . Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.			
Copyright (c) 2025. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not quaranteed.			
	Copyright (c) 2025 . Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable	but not guaranteed.	

POLY-B piping. The double attached garage is insulated for year-round utility. This is a move-in ready home that checks every box in a