



GRASSROOTS
REALTY GROUP

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226 Scenic Acres Terrace NW Calgary, Alberta

MLS # A2234427



\$539,900

Division:	Scenic Acres		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,573 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d25
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage		

Inclusions:	Murphy Bed
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Welcome to this beautifully maintained end-unit townhouse in desirable Scenic Acres! This home offers panoramic mountain views & a sun-soaked south-facing backyard & mountain views. The main floor offers a spacious kitchen with ample counter space & cabinetry, perfect for cooking & entertaining. The bright, open-concept living room features large windows, a cozy gas fireplace, & direct access to the balcony—ideal for relaxing or enjoying the view. A formal dining area adds a touch of elegance. Upstairs, the king-sized primary retreat impresses with a large walk-in closet & a private 4-piece ensuite. Two additional generously sized bedrooms—one with a custom Murphy bed—all feature upgraded closet organizers. The fully finished walkout basement has a spacious rec room & convenient laundry area—perfect for family living or entertaining. Additional features include a newer hot water tank & an oversized single attached garage. Stylish, functional, and move-in ready! You’ll love living here!!