



GRASSROOTS
REALTY GROUP

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79 Scenic Gardens NW
Calgary, Alberta

MLS # A2261658



\$475,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,432 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d25
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

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 you’re a first-time buyer, downsizer, or investor, this home checks all the boxes. Don’t miss this rare opportunity—this exceptional unit is ready for its next proud owner.