



**79 Scenic Gardens NW
Calgary, Alberta**

MLS # A2284088



\$450,000

Division:	Scenic Acres	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,432 sq.ft.	Age: 1993 (33 yrs old)
Beds:	2	Baths: 3 full / 1 half
Garage:	Front Drive, Single Garage Attached	
Lot Size:	0.06 Acre	
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	Full	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, fully developed duplex in the highly sought-after Scenic Gardens complex, where convenience meets comfort. Offering over 2,000 sq ft of total living space, this move-in ready home is ideally located just steps from the LRT, making commuting downtown or across the city effortless. Daily errands are a breeze with shopping, services, and amenities all within walking distance, allowing you to leave the car at home and enjoy a truly connected lifestyle. One of the few units backing directly onto green space, the home features a private west-facing backyard, perfect for unwinding in the evening. The main floor showcases a bright, upgraded kitchen with a sunny breakfast nook, opening seamlessly to a spacious living room with a cozy gas fireplace. Patio doors lead to a deck ideal for relaxing or entertaining. A convenient two-piece bathroom completes the main level. Upstairs, two generously sized primary bedrooms each offer a private ensuite and walk-in closet, providing excellent flexibility for families, guests, or shared living arrangements. The fully finished basement expands the living space with a large recreation room, den, three-piece bathroom, dedicated laundry area, and ample storage. This well-managed, self-run complex has seen significant recent upgrades, including triple-pane windows, newer garage doors, updated roof shingles, and a high-efficiency furnace, offering long-term value and peace of mind. With LRT access, shopping, schools, playgrounds, and pathways just moments away, this home is perfectly positioned for a low-maintenance, lifestyle-focused way of living. Ideal for first-time buyers, downsizers, or investors, this rare green-space-backing unit offers exceptional value in a prime location. A fantastic opportunity in one of the area's most convenient communities.