



**GRASSROOTS**  
REALTY GROUP

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## 79 Scenic Gardens NW Calgary, Alberta

**MLS # A2284088**



# \$450,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-CG d25
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.

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