



**22 Scenic View Close NW  
Calgary, Alberta**

**MLS # A2293663**



**\$849,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,104 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage		

**Inclusions:** N/A

Beautifully updated and well-maintained home in Scenic Acres. Located in one of NW Calgary's most desirable communities, move-in ready home offers a functional family layout, stylish updates, and major system upgrades already completed. With 4 bedrooms (3 up, 1 down), 3 and a half bathrooms and over 2,800 square feet of living space this home will not disappoint! The main floor features bright, inviting living spaces, a renovated kitchen with solid wood shaker-style cabinetry, built-in coffee bar, upgraded stove, dishwasher, and range hood, plus convenient main-floor laundry and a powder room. Upstairs you'll find two generous secondary bedrooms, a spacious primary suite, and beautifully refreshed bathrooms, including a renovated main bath and an updated ensuite with new flooring and double vanity. The developed basement adds valuable living space with new subfloor and vinyl plank flooring, a flexible recreation area, an additional bedroom or guest space, a three-piece bathroom, and extra storage. Recent upgrades include triple-pane windows throughout the main and upper floors with remote-control blinds, high-efficiency furnace, high-efficiency air conditioner and heat pump, heat pump hot water heater, garage sub-panel with EV charging capability, fresh paint, new trim, updated light fixtures, and new door hardware. Outside, enjoy a private backyard setting ideal for summer evenings and family gatherings.