



**215 Scenic Way NW  
Calgary, Alberta**

**MLS # A2294245**



**\$698,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Scenic Acres  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 2,051 sq.ft.  | <b>Age:</b>   | 1986 (40 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn            |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Rubber   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | French Door, Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance |                   |      |

**Inclusions:** Shed, solar panels

OPEN HOUSE SATURDAY 1-3 PM Welcome to 215 Scenic Way NW, located on a desirable corner lot directly across from green space in the established community of Scenic Acres. This property offers exceptional street parking, an extra wide double semi detached garage, and a functional layout ideal for families. The main level features a sunken living room with vaulted ceilings, creating a bright and open feel. Glass railings enhance the flow between the living, dining, and kitchen areas. The kitchen includes stainless steel appliances, an eating area, and access to a raised deck leading to a sunny yard with shed and gated access—ideal for pets, kids, or trailer parking. The third level offers a spacious family room with fireplace, a fourth bedroom, a 3-piece bathroom, and laundry, along with walk-out access to a private garden area and garage access.. The partially finished fourth level includes a workshop and large storage space—perfect for hobbies or seasonal equipment. Extensive upgrades and improvements include triple pane windows (2020), garage sub panel (240V/60 amp), and a slate HP(hail proof) rubber roof (2022) Backyard drainage improvements and updated garage lighting (2023) enhance functionality. Outdoor features include raised stainless steel garden beds with geogrid stabilized rock, and additional landscaping. Energy-efficient upgrades include a solar panel system (2024) and upgraded attic insulation (R60 with additional cellulose in house and garage, 2025), helping reduce utility costs and improve year-round comfort. Excellent location within walking distance to schools, including French Immersion, and just minutes to the LRT. Quick access to Stoney Trail and close proximity to the Bow River pathway system, Bowness Park, and Baker Park. A well-maintained property offering space, functionality, and long-term value

in a sought-after NW community.