



60 Scenic Gardens NW
Calgary, Alberta

MLS # A2302819



\$449,000

Division:	Scenic Acres		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Pie Shaped Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d25
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom END-UNIT townhome offering OVER 2,000 sq ft of finished living space in the highly desirable Scenic Gardens community. IDEALLY located just a SHORT 5-MINUTE WALK TO THE LRT AND TWO SCHOOLS, this home combines convenience with comfort—making it a perfect choice for both homeowners and investors. The bright main floor features a welcoming tiled entry and kitchen with maple cabinetry, stainless steel appliances, LED lighting, and a dedicated dining area. The spacious living room is enhanced by rich hardwood flooring and a central gas fireplace, creating a warm and inviting space for everyday living and entertaining. Upstairs, you’ll find 3 generous bedrooms and two full 4-piece bathrooms, including a primary ensuite. All bathrooms are finished with tile tub surrounds for a clean, modern touch. The fully developed lower level offers a large rumpus room with durable laminate flooring, a separate office, and a laundry room with ample storage—perfect for growing families or those working from home. An attached garage provides secure parking and direct access to the home. Situated in a well-managed complex, this property offers both peace of mind and long-term value. Don’t miss this exceptional opportunity in a sought-after location!