



**80 Scanlon Place NW
Calgary, Alberta**

MLS # A2129465



\$869,000

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|------------------|--|---------------|-------------------|
| Division: | Scenic Acres | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,404 sq.ft. | Age: | 1991 (33 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Landscaped, Level | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Mixed | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar | | |

Inclusions: All appliances listed in the appliance section

A beautifully renovated haven offering comfort and style in equal measure! This charming residence features 4 bedrooms and 4 baths, providing ample space for your family to grow and recent upgrades that enhance its appeal and value. This house offers two primary bedrooms. One is located on the main floor, boasting an ensuite bath and a walk-in closet for added convenience. Another bedroom on the main floor also features an ensuite bath. Meanwhile, the second primary bedroom, located in the basement, also boasts an ensuite bath. Additionally, this house has a two-year-old roof providing reliable protection from the elements, along with a brand-new water tank and furnace ensuring efficiency and peace of mind! Step inside to discover a spacious living room, perfect for cozy evenings with loved ones or lively gatherings with friends. The kitchen displays warmth with its inviting ambiance, complete with a convenient kitchen island and well-equipped appliances to make meal preparation a breeze. Also, a convenient hookup is available upstairs for easy laundry installation. In addition to the cozy living spaces and versatile layout, the basement of this charming residence is even more enticing with its own inviting wet bar, adding a touch of convenience to your entertainment options. Outside, a deck awaits for outdoor enjoyment, overlooking your private yard – the perfect spot for summer barbecues or simply soaking up the sunshine. Don't miss out on the opportunity to call 80 Scanlon PI NW your new home. Schedule a viewing today and experience comfort and convenience