



GRASSROOTS
REALTY GROUP

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132 Scenic Cove Circle NW
Calgary, Alberta

MLS # A2197657



\$795,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, Soaking Tub		

Inclusions: n/a

Welcome to Scenic Acres, one of the most convenient and desirable communities! This mature neighborhood boasts beautiful parks, lush green spaces, and a safe, family-friendly atmosphere. Nestled on a quiet, private circle, this home features a spacious, low-maintenance backyard—perfect for relaxation and entertaining. Inside, you'll find four generously sized bedrooms, a versatile den, and a bright, expansive family room. The kitchen showcases classic oak wood finishes, adding warmth and timeless charm. The 1,033 sq. ft. basement presents incredible potential, offering space to add two additional bedrooms and a large recreation area—ideal for extended family living, or A secondary suite would be subject to approval and permitting by the city/municipality. Enjoy unbeatable convenience with walking distance to the C-Train, top-rated schools, and Crowfoot Crossing—one of the largest shopping plazas in the area. Plus, Costco is just a 12-minute drive away! Don't miss this fantastic opportunity to own a home in one of the city's most sought-after locations. Schedule your private showing today!