

# \$599,900 - 116 Scenic Acres Drive Nw, Calgary

MLS® #A2246159

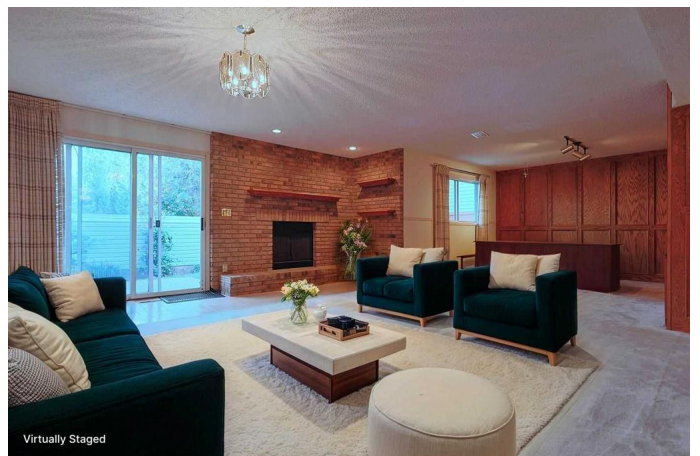
**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Ready & available for a young family to make it their own is this fully finished split-level in the popular Northwest Calgary community of Scenic Acres, here in this prime location only a few short minutes to 3 schools & Crowfoot Centre. Offering a total of 4 bedrooms & over 2200sqft of living space spread over 4 levels, this bright & spacious four-level split enjoys a bright oak kitchen, 2.5 bathrooms, huge rec room in the 3rd level walkout & West backyard with composite deck & oversized detached garage. Main floor features a fantastic living room with large bay window & soaring vaulted ceilings, & great-sized kitchen/dining nook with built-in bench & island, bay window & loads of cabinet space. On the upper level there are 3 bedrooms & 2 full bathrooms; the primary bedroom has a 2pc ensuite & balcony overlooking the backyard. The 3rd level walkout has a dynamite games/rec room with big walk-in closet, wood-burning fireplace with brick surround, built-in cabinets & access to the West backyard. A 4th bedroom with walk-in closet & bathroom with separate shower & jetted tub are in the 4th level, plus laundry/furnace room & huge crawlspace for storage. The West backyard is fully fenced & landscaped, with a storage shed for your gardening tools, 2 decks & detached 2 car garage. Pet & smoke-free home. Crowchild Twin Arenas is within walking distance & all 3 schools in the community—Scenic Acres School, Monsignor E.L. Doyle & L'École du Nouveau-Monde—are all just a few blocks



away. Top-notch location close to neighbourhood parks & shopping, short commute to Crowfoot Centre & LRT, & quick easy access to Nose Hill Drive, Crowchild & Stoney Trails to take you to Bowness Park, University of Calgary & hospitals, major retail centers & downtown.

Built in 1984

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246159      |
| Price          | \$599,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,161         |
| Acres          | 0.10          |
| Year Built     | 1984          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 116 Scenic Acres Drive Nw |
| Subdivision | Scenic Acres              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L 1C7                   |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 2                                                                  |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Oversized |
| # of Garages   | 2                                                                  |

**Interior**

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                        |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Crawl Space, Finished, Partial, Walk-Out                                                                                                                                 |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Wood                                                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 11                |
| Zoning         | R-CG              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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