



780-978-5674

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79 Scenic Gardens NW Calgary, Alberta

MLS # A2261658



\$475,000

| Scenic Acres | | | | | |
|--|---|--|---|--|--|
| Residential/Duplex | | | | | |
| 2 Storey, Attached-Side by Side | | | | | |
| 1,432 sq.ft. | Age: | 1993 (32 yrs old) | | | |
| 2 | Baths: | 3 full / 1 half | | | |
| Single Garage Attached | | | | | |
| 0.06 Acre | | | | | |
| Back Yard, Few Trees, Landscaped, Lawn | | | | | |
| | Residential/Dup 2 Storey, Attach 1,432 sq.ft. 2 Single Garage A 0.06 Acre | Residential/Duplex 2 Storey, Attached-Side by Sid 1,432 sq.ft. Age: 2 Baths: Single Garage Attached 0.06 Acre | Residential/Duplex 2 Storey, Attached-Side by Side 1,432 sq.ft. Age: 1993 (32 yrs old) 2 Baths: 3 full / 1 half Single Garage Attached 0.06 Acre | | |

| Heating: | Forced Air, Natural Gas | Water: | - |
|-------------|-----------------------------------|------------|----------|
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 422 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | M-CG d25 |
| Foundation: | Poured Concrete | Utilities: | - |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Welcome to this immaculate and fully developed duplex in the sought-after Scenic Gardens complex, offering over 2,000 sq ft of total living space. Ideally situated just steps from the LRT, this move-in ready home is one of the few units in the complex that backs directly onto green space and features a private, west-facing backyard—perfect for enjoying peaceful evenings and added privacy. The main floor boasts a bright, upgraded kitchen with a sunny breakfast nook, flowing seamlessly into a spacious living room complete with a cozy gas fireplace. Patio doors lead to a deck—ideal for relaxing or entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'il find two expansive primary bedrooms, each offering a private ensuite and walk-in closet—ideal for comfort and flexibility. The fully finished basement extends your living space with a generous recreation room, den, 3 piece bathroom, dedicated laundry area, and plenty of storage. This well-managed, self-run complex has recently benefited from major upgrades, including triple-pane windows, newer garage doors, updated roof shingles, and a newer high-efficiency furnace—offering long-term value and peace of mind. With easy access to schools, shopping, public transportation, and playgrounds, this property is perfectly positioned for convenience and lifestyle. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes. Don't miss this rare opportunity—this exceptional unit is ready for its next proud owner.