\$525,000 - 79 Scenic Gardens, Calgary

MLS® #A2233733

\$525,000

2 Bedroom, 4.00 Bathroom, 1,432 sqft Residential on 0.06 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 12 2-4PM. 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 backyardâ€"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 deckâ€"ideal for relaxing or entertaining. A convenient 2-piece bathroom completes the main level.

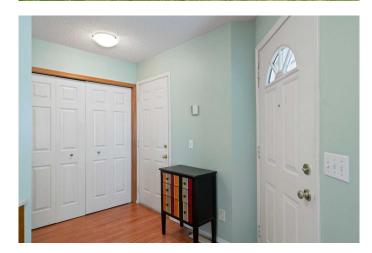
Upstairs, you'II find two expansive primary bedrooms, each offering a private ensuite and walk-in closetâ€"ideal for comfort and flexibility. The fully finished basement extends your living space with a generous recreation room, den, 3 piece bathroom, dedicated laundry area, and plenty of storage.

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 furnaceâ€"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 opportunityâ€"this exceptional unit is ready for its next proud owner.

Built in 1993

Essential Information

MLS® # A2233733

Price \$525,000

Bedrooms 2

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,432

Acres 0.06

Year Built 1993

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 79 Scenic Gardens

Subdivision Scenic Acres

City Calgary
County Calgary
Province Alberta
Postal Code T3L1Y6

Amenities

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Central Vacuum, Closet Organizers, No Animal Home, No Smoking

Home, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, None

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Few Trees, Landscaped, Lawn

Roof Asphalt Shingle
Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025

Days on Market 5

Zoning M-CG d25

Listing Details

Listing Office Real Estate Professionals Inc.

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