

\$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 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'll 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.

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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