

# \$699,900 - 28 Scenic Hill Close Nw, Calgary

MLS® #A2218935

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

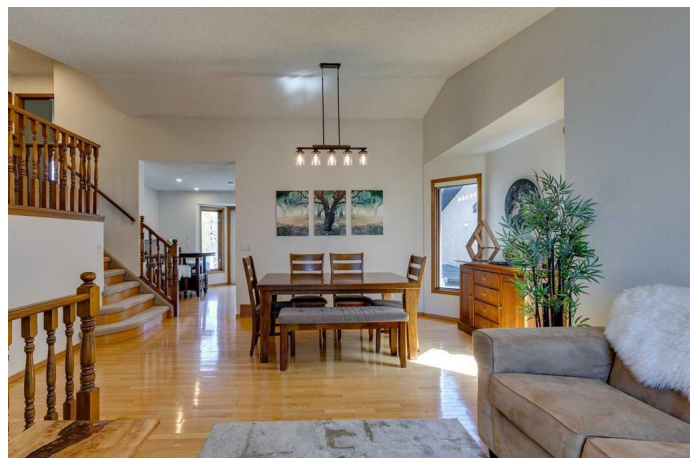
Situated on a quiet cul-de-sac backing green-space, this wonderfully cared-for home is ready to welcome its next family! The main floor is bright, airy, and flooded with natural light. The front entry opens to a large living and dining room with soaring vaulted ceilings and hardwood floors - the spacious eat-in kitchen has been modernized with quartz counters and updated tile backsplash. A sunken family room has focal fireplace and sliding doors to the rear patio, the perfect place to unwind in the evening or grab a morning coffee! Upstairs, an intimate primary bedroom is exceptionally large and features wall of organized closets + private ensuite. Two additional bedrooms share a four piece bath; along with the primary ensuite, it has been tastefully renovated to include new tile, quartz counters + new plumbing fixtures including toilets. The fully-finished lower level provides a large rec room with plenty of space to host overnight guests or set-up home office + laundry and abundant storage in the crawl-space. Sunny backyard is expansive and offers a two-tiered deck with ample room to garden and play! Poly-B fully-replaced, new roof (2021), freshly-painted + fully-serviced mechanicalâ€"nothing to do but move-in!

Built in 1986

## Essential Information

MLS® #

A2218935



Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,648
Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	28 Scenic Hill Close Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1P1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Crawl Space

### Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.