

# \$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.

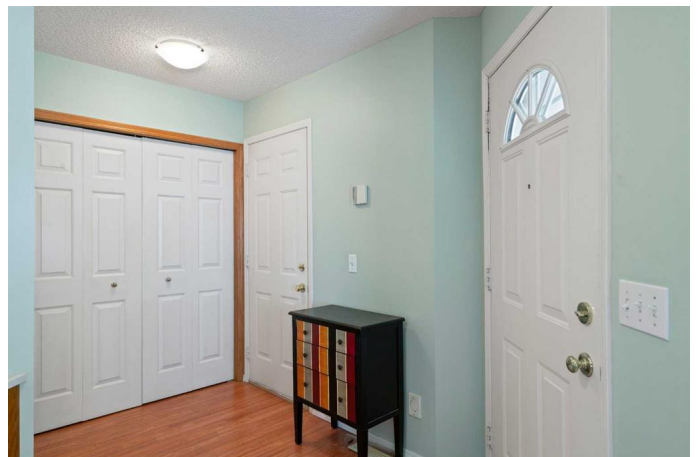
Welcome to this immaculate and fully developed duplex in the sought-after Scenic Gardens complex, offering over 2,000 sq ft of total living space. Ideally situated just steps from the LRT, this move-in ready home is one of the few units in the complex that backs directly onto green space and features 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 youâ€™re a first-time buyer, downsizer, or investor, this home checks all the boxes. Donâ€™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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