



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 SCANLON Hill, Calgary T3L 1L2**

MLS® #: **A2107890**

Area: **Scenic Acres**

Listing Date: **02/22/24**

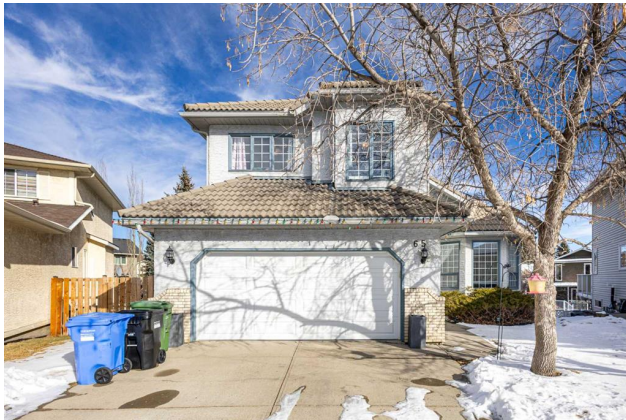
List Price: **\$900,000**

Status: **Active**

County: **Calgary**

Change: **+\$100k, 18-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**

Lot Information

Lot Sz Ar: **6,372 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,700**  
Low Sqft:  
Ttl Sqft: **1,700**

DOM

**87**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Concrete**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Other,Private Yard,Storage**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks,Separate Entrance,Skylight(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 6`3"
Family Room	Main	12`2" x 14`4"
Living Room	Main	15`5" x 15`1"
4pc Ensuite bath	Upper	
Bedroom	Upper	9`5" x 12`5"
3pc Bathroom	Basement	8`0" x 4`6"
Bedroom	Basement	12`0" x 8`10"

Room	Level	Dimensions
Dining Room	Main	11`0" x 11`1"
Kitchen	Main	11`10" x 13`7"
4pc Bathroom	Upper	
Bedroom	Upper	9`3" x 15`1"
Bedroom - Primary	Upper	13`0" x 14`6"
Kitchen With Eating Area	Basement	9`11" x 7`6"
Family Room	Basement	25`8" x 20`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8911536**

Remarks

Pub Rmks: **This two-story home with a walkout basement and no PloyB pipe, is situated on a quiet cul-de-sac in a desirable mature neighborhood. It's an ideal home for a growing family, offering 4 bedrooms, and 3.5 baths. The main level boasts bright, open vaulted ceilings, with inviting atmosphere, with tons of windows for natural light. A cozy family room with a wood-burning fireplace and a private kitchen overlooking the massive and quiet NW backyard. Upstairs, the master bedroom is spacious, featuring a fully renovated ensuite with a spacious walk-in closet. Complete with 2 good sized bedrooms and laundry room. The walkout basement is fully finished, offering the 4th bedroom, gas fireplace, full bathroom, separate laundry, and a small kitchen area. The perfect walkout basement for an investment opportunity. The massive pie-shaped lot is fantastic for entertaining. This home is move-in ready and represents excellent value. Short distance to Crowfoot Shopping Center, theatres, restaurants, LRT station and more.**

Inclusions: **Vacuum System Attachments, Vacuum System(s), Storage Shed, Basement electric stove, Basement washer/dryer set, Basement refrigerator**  
Property Listed By: **Top Producer Realty and Property Management**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









