



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 SCANLON Place, Calgary T3L 1V8**

MLS®#: **A2151681**      Area: **Scenic Acres**      Listing Date: **07/25/24**      List Price: **\$829,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **4,639 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,404**  
 Low Sqft:  
 Ttl Sqft: **1,404**

DOM

**53**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **Bi-Level**

Parking

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

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Level**  
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Mixed**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`6" x 7`8"	3pc Ensuite bath	Main	13`3" x 6`11"
3pc Ensuite bath	Main	6`6" x 9`7"	Bedroom	Main	13`0" x 10`8"
Kitchen	Main	13`7" x 12`2"	Living Room	Main	17`4" x 16`1"
Bedroom - Primary	Main	13`4" x 11`6"	Walk-In Closet	Main	6`6" x 9`7"
3pc Ensuite bath	Basement	7`3" x 4`0"	4pc Bathroom	Basement	5`6" x 7`7"
Bedroom	Basement	10`11" x 11`8"	Bedroom	Basement	12`10" x 11`7"
Game Room	Basement	23`5" x 24`11"	Furnace/Utility Room	Basement	6`0" x 8`8"

Title:  
**Fee Simple**  
Legal Desc:

**9110289**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**A BEAUTIFULLY RENOVATED home offering both comfort and style!! This charming residence features 4 bedrooms and 4 baths, providing ample space for your family to grow and recent upgrades that enhance its appeal and value. This house offers two primary bedrooms. One is located on the main floor, boasting an ensuite bath and a walk-in closet for added convenience. Another bedroom on the main floor also features an ensuite bath. Meanwhile, the second primary bedroom, located in the basement, also boasts an ensuite bath. Additionally, this house has a two-year-old roof providing reliable protection from the elements, along with a brand-new water tank and furnace ensuring efficiency and peace of mind! Step inside to discover a spacious living room, perfect for cozy evenings with loved ones or lively gatherings with friends. The kitchen displays warmth with its inviting ambiance, complete with a convenient kitchen island and well-equipped appliances to make meal preparation a breeze. Also, a convenient hookup is available upstairs for easy laundry installation. In addition to the cozy living spaces and versatile layout, the basement of this charming residence is even more enticing with its own inviting wet bar, adding a touch of convenience to your entertainment options. Outside, a deck awaits for outdoor enjoyment, overlooking your private yard - the perfect spot for summer barbecues or simply soaking up the sunshine. Don't miss out on the opportunity to call 80 Scanlon PI NW your new home. Schedule a viewing today and experience comfort and convenience**

Inclusions:

**All appliances listed in the appliance section**

Property Listed By:

**PropZap Realty**

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