



THE
A-TEAM

**RE/MAX
FIRST**

212 SCENIC ACRES Terrace, Calgary T3L 1Y4

MLS®#: **A2169032** Area: **Scenic Acres** Listing Date: **10/03/24** List Price: **\$539,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 20-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1993**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,571**
 Low Sqft:
 Ttl Sqft: **1,571**

DOM

61
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Views**
 Park Feat: **Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer: Flooring: **Carpet,Ceramic Tile,Linoleum,Vinyl Plank**
 Ext Feat: **Balcony,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,Steam Room,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
3pc Bathroom	Basement		3pc Ensuite bath	Upper	
Living Room	Main	20`4" x 15`4"	Dining Room	Main	14`1" x 10`3"
Kitchen	Main	14`1" x 12`0"	Bedroom - Primary	Upper	13`3" x 12`6"
Bedroom	Upper	11`6" x 9`11"	Bedroom	Upper	10`8" x 9`10"
Game Room	Basement	19`8" x 17`0"	Laundry	Basement	8`11" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$405

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9312178**

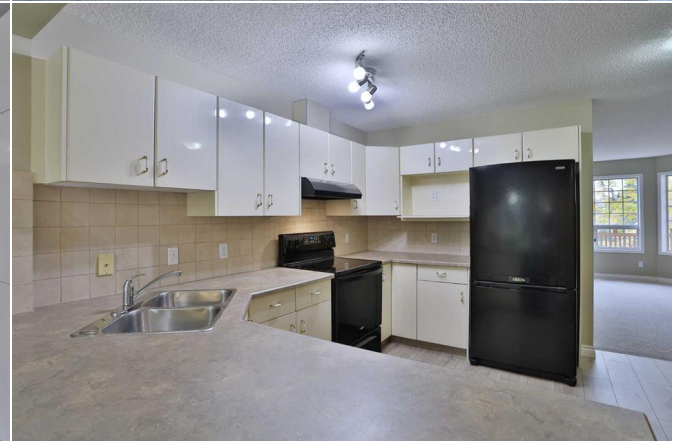
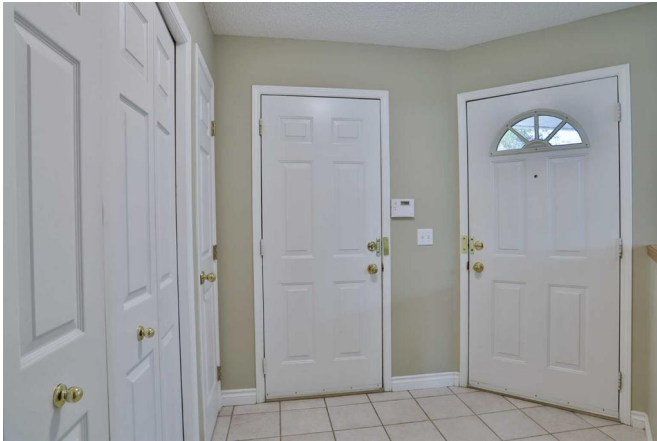
Remarks

Pub Rmks: **Outstanding value here in the SCENIC ACRES TERRACE townhome project in this popular family community, just steps to the Crowchild Twin Arena & only minutes to Crowfoot Centre & schools. Available for quick possession, this beautiful two storey walkout enjoys brand new interior paint & flooring (carpets & vinyl plank), 3 bedrooms, 3.5 bathrooms & wonderful mountain views. Warm & inviting floorplan featuring great-sized dining room with wall of windows, huge living room with gas fireplace & spacious kitchen with loads of cabinet space & black appliances. Upstairs there are 3 lovely bedrooms & 2 full baths; the primary bedroom has a large walk-in closet, views of the mountains & updated ensuite with granite-topped vanity & oversized glass shower with built-in bench. The walkout level is finished with a big rec room area with access to the covered backyard patio, laundry room with sink, bathroom with steam shower & lots of extra space for storage. Single attached garage with built-in cabinets, roughed-in vacuflo, underground sprinklers & an amazing Southwest-facing balcony overlooking the backyard & mature trees. Monthly condo fees include grass cutting & snow removal. Top-notch location within minutes to bus stops & neighbourhood parks, shopping & quick easy access to Bowness Park, Nose Hill Drive, Crowchild & Stoney Trails.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

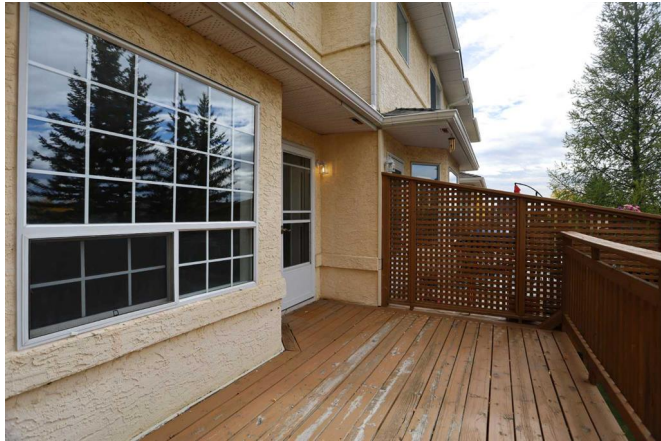
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











212 Scenic Acres Terrace NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1571.96 sq ft



Main Floor
Exterior Area 793.96 sq ft

2nd Floor
Exterior Area 777.60 sq ft

Basement (Below Grade)
Exterior Area 1571.77 sq ft

0 5 10

PREPARED: 2024/10/22

While regions are excluded from total floor area in CGUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

