



THE
A-TEAM

**RE/MAX
FIRST**

252 SCENIC ACRES Terrace, Calgary T3L1E4

MLS®#: **A2191005** Area: **Scenic Acres** Listing Date: **01/30/25** List Price: **\$549,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,592**
 Low Sqft:
 Ttl Sqft: **1,592**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Front Yard,Greenbelt,No Neighbours Behind,Treed**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,No Smoking Home,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	52`9" x 33`11"	2pc Bathroom	Main	19`5" x 21`11"
Kitchen	Main	45`11" x 38`10"	Living Room	Main	66`5" x 50`4"
Foyer	Main	25`5" x 26`0"	4pc Bathroom	Second	23`0" x 26`0"
4pc Ensuite bath	Second	24`7" x 26`3"	Bedroom	Second	34`5" x 32`7"
Bedroom - Primary	Second	40`9" x 49`9"	Bedroom	Second	31`2" x 43`6"
Walk-In Closet	Second	24`7" x 19`11"	Game Room	Basement	35`10" x 54`2"
Bedroom	Basement	32`7" x 33`11"	3pc Bathroom	Basement	24`4" x 27`1"

Laundry
Furnace/Utility Room

Basement
Basement

16`8" x 29`3"
35`0" x 25`8"

Storage

Basement

35`10" x 30`1"

Legal/Tax/Financial

Condo Fee:
\$407

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9312178**

Remarks

Pub Rmks:

Open Houses Cancelled. Welcome to 252 Scenic Acres Terrace. Nestled within the lush greenery of a beautifully treed, well-maintained complex, this charming 4-bedroom, 3.5-bathroom home effortlessly blends style, comfort, and convenience. With low condo fees and thoughtful updates, this property will surely capture your heart. Step inside and be greeted by an abundance of natural light, flooding every corner of this inviting space. The main floor welcomes you with a bright and functional kitchen that seamlessly connects to the dining area—perfect for family meals and lively conversations. The living room is a true sanctuary, offering cozy evenings by the fireplace in winter or letting the summer breeze flow through on warmer days. It's a space that truly feels like home. Upstairs, the primary bedroom is your personal retreat. Imagine waking up to stunning mountain views and basking in the sunlight pouring through the windows. The UPDATED ENSUITE, featuring HEATED FLOORS and a double vanity, promises a touch of luxury to start and end your day. Two additional spacious bedrooms on this level are perfect for a growing family, complemented by another beautifully UPDATED FULL BATHROOM that ensures everyone has their own space. The lower level offers even more to love, with a versatile living space for movie nights, hobbies, or a cozy guest retreat. A fourth bedroom and ample storage options make this home as practical as it is beautiful. This home is entirely move-in ready, with NEW WINDOWS in 2022, a NEW HOT WATER TANK in 2021, and a NEW FURNACE in 2022. The condo fee includes: Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, and Snow Removal. Don't miss your chance to get into the incredible Scenic Acres community at an unbeatable price point. This is more than just a house—it's a place to create memories for years to come!

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

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



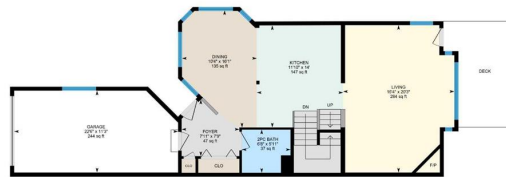






252 Scenic Acres Terrace NW, Calgary, AB

Main Floor Exterior Area 810.07 sq ft
 Enclosed Area 279.99 sq ft



0 5 10 ft

PREPARED: 2024/10/25

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

252 Scenic Acres Terrace NW, Calgary, AB

2nd Floor Exterior Area 781.74 sq ft



0 3 6 ft

PREPARED: 2024/10/25

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252 Scenic Acres Terrace NW, Calgary, AB

Basement (Below Grade) Exterior Area 652.76 sq ft
Excluded Area 52.20 sq ft



PREPARED 20241025

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