



THE
A-TEAM

**RE/MAX
FIRST**

132 SCENIC COVE Circle, Calgary T3L 1M9

MLS®#: **A2191436** Area: **Scenic Acres** Listing Date: **01/30/25** List Price: **\$809,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1984** Abv Sqft: **2,177**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,306 sqft** Ttl Sqft: **2,177**
 Lot Shape:

DOM

3
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Reverse Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other** Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,No Animal Home,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`9" x 8`11"	Kitchen	Main	11`10" x 10`4"
Dining Room	Main	10`5" x 7`10"	Foyer	Main	3`1" x 4`0"
Family Room	Main	17`9" x 9`2"	Laundry	Main	9`1" x 5`9"
Den	Main	10`1" x 12`8"	Furnace/Utility Room	Basement	7`7" x 9`0"
Bedroom - Primary	Upper	18`0" x 16`10"	Bedroom	Upper	15`4" x 10`7"
Bedroom	Upper	18`3" x 18`1"	Bedroom	Main	9`1" x 8`7"
2pc Bathroom	Main	5`7" x 4`6"	4pc Ensuite bath	Upper	11`6" x 11`6"

4pc Bathroom

Upper

9`4" x 5`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8210866

Zoning:

R-CG

Remarks

Pub Rmks:

Welcome to Scenic Acres, one of the most convenient and desirable communities! This mature neighborhood boasts beautiful parks, lush green spaces, and a safe, family-friendly atmosphere. Nestled on a quiet, private circle, this home features a spacious, low-maintenance backyard—perfect for relaxation and entertaining. Inside, you'll find four generously sized bedrooms, a versatile den, and a bright, expansive family room. The kitchen showcases classic oak wood finishes, adding warmth and timeless charm. The 1,033 sq. ft. basement presents incredible potential, offering space to add two additional bedrooms and a large recreation area—ideal for extended family living or a future rental suite. Enjoy unbeatable convenience with walking distance to the C-Train, top-rated schools, and Crowfoot Crossing—one of the largest shopping plazas in the area. Plus, Costco is just a 12-minute drive away! Don't miss this fantastic opportunity to own a home in one of the city's most sought-after locations. Schedule your private showing today!

Inclusions:

Property Listed By:

2nd Refrigerator

Homecare Realty Ltd.

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









