

## 132 SCENIC COVE Circle, Calgary T3L 1M9

Sewer:

Ext Feat:

Pub Rmks:

MLS®#: **A2197657** Area: **Scenic Acres** Listing **02/27/25** List Price: **\$795,000** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

Year Built: 1984
Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Back Yard, Reverse Pie Shaped Lot

5,306 sqft

Park Feat: Double Garage Attached

DOM

Layout

Beds: **4 (4 )**Baths: **2.5 (2 1)** 

2 Storey

Style:

<u>Parking</u>

Ttl Park: 4
Garage Sz: 2

## **Utilities and Features**

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Concrete, Vinyl Siding, Wood Frame

Flooring:

Other Carpet,Tile,Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete** 

Finished Floor Area

2,177

2,177

Abv Saft:

Low Sqft:

Ttl Sqft:

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

Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: **8210866**Remarks

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 secondary suite would be subject to approval and permitting by the city/municipality. 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:

Homecare Realty Ltd.

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







