



79 Scenic Gardens Calgary Alberta

\$475,000

Welcome to this immaculate and fully developed duplex in the sought-after Scenic Gardens complex, offering over 2,000 sq ft of total living space. Ideally situated just steps from the LRT, this move-in ready home is one of the few units in the complex that backs directly onto green space and features a private, west-facing backyard—perfect for enjoying peaceful evenings and added privacy. The main floor boasts a bright, upgraded kitchen with a sunny breakfast nook, flowing seamlessly into a spacious living room complete with a cozy gas fireplace. Patio doors lead to a deck—ideal for relaxing or entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two expansive primary bedrooms, each offering a private ensuite and walk-in closet—ideal for comfort and flexibility. The fully finished basement extends your living space with a generous recreation room, den, 3 piece bathroom, dedicated laundry area, and plenty of storage. This well-managed, self-run complex has recently benefited from major upgrades, including triple-pane windows, newer garage doors, updated roof shingles, and a newer high-efficiency furnace—offering long-term value and peace of mind. With easy access to schools, shopping, public transportation, and playgrounds, this property is perfectly positioned for convenience and lifestyle. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes. Don't miss this rare opportunity—this exceptional unit is ready for its next proud owner. (id:6769)

4pc Bathroom 7.92 Ft x 5.00 Ft

5pc Bathroom 9.25 Ft x 7.92 Ft

Bedroom 12.00 Ft x 11.75 Ft

Primary Bedroom 14.75 Ft x 11.83 Ft

Other 8.00 Ft x 7.17 Ft

Other 5.92 Ft x 11.08 Ft

3pc Bathroom 7.25 Ft x 7.08 Ft

Laundry room 12.42 Ft x 7.50 Ft

Office 12.17 Ft x 9.58 Ft

Recreational, Games room 20.17 Ft x 12.08 Ft

Furnace 7.67 Ft x 7.67 Ft

2pc Bathroom 5.83 Ft x 4.75 Ft

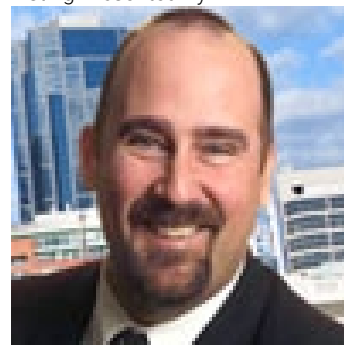
Dining room 10.08 Ft x 8.50 Ft

Foyer 10.17 Ft x 10.83 Ft

Kitchen 9.00 Ft x 8.67 Ft

Living room 21.08 Ft x 12.58 Ft

Listing Presented By:



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