

# \$525,000 - 79 Scenic Gardens, Calgary

MLS® #A2233733

**\$525,000**

2 Bedroom, 4.00 Bathroom, 1,432 sqft  
Residential on 0.06 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 12 2-4PM.

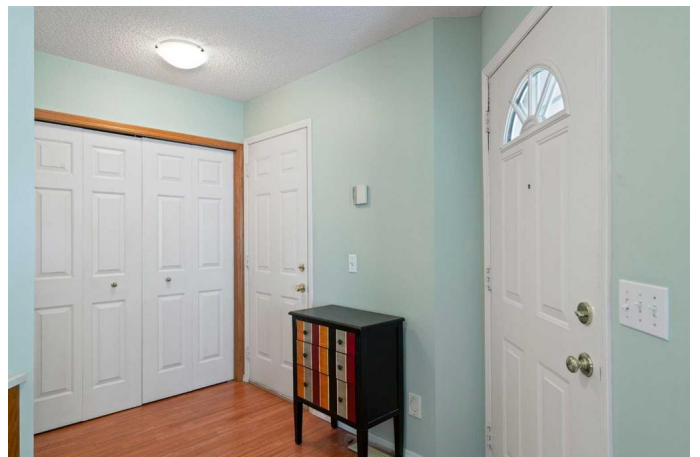
Welcome to this immaculate and fully developed duplex in the sought-after Scenic Gardens complex, offering over 2,000 sq ft of total living space. Ideally situated just steps from the LRT, this move-in ready home is one of the few units in the complex that backs directly onto green space and features 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 youâ€™re a first-time buyer, downsizer, or investor, this home checks all the boxes. Donâ€™t miss this rare opportunityâ€”this exceptional unit is ready for its next proud owner.

Built in 1993

**Essential Information**

MLS® #	A2233733
Price	\$525,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,432
Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	79 Scenic Gardens
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L1Y6

**Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, None

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	7
Zoning	M-CG d25

## Listing Details

Listing Office	Real Estate Professionals Inc.
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