

# \$795,000 - 132 Scenic Cove Circle Nw, Calgary

MLS® #A2197657

**\$795,000**

4 Bedroom, 3.00 Bathroom, 2,178 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

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!

Built in 1984



## Essential Information

MLS® #	A2197657
Price	\$795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,178
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	132 Scenic Cove Circle Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1M9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, No Animal Home, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 27th, 2025
Days on Market	70
Zoning	R-CG

**Listing Details**

Listing Office	Homecare Realty Ltd.
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