

# \$599,900 - 116 Scenic Acres Drive Nw, Calgary

MLS® #A2246159

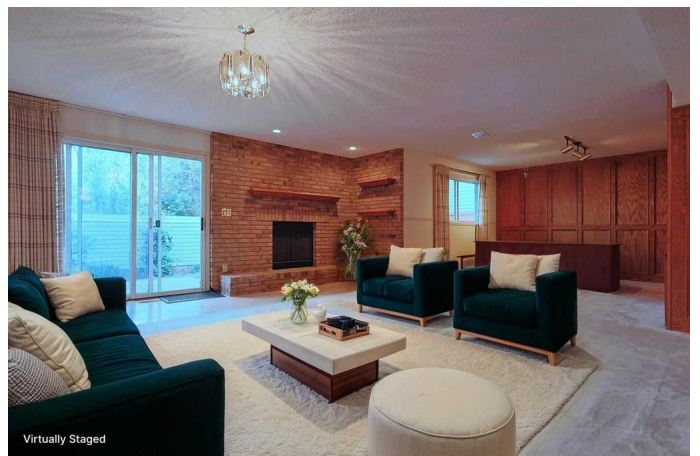
**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Ready & available for a young family to make it their own is this fully finished split-level in the popular Northwest Calgary community of Scenic Acres, here in this prime location only a few short minutes to 3 schools & Crowfoot Centre. Offering a total of 4 bedrooms & over 2200sqft of living space spread over 4 levels, this bright & spacious four-level split enjoys a bright oak kitchen, 2.5 bathrooms, huge rec room in the 3rd level walkout & West backyard with composite deck & oversized detached garage. Main floor features a fantastic living room with large bay window & soaring vaulted ceilings, & great-sized kitchen/dining nook with built-in bench & island, bay window & loads of cabinet space. On the upper level there are 3 bedrooms & 2 full bathrooms; the primary bedroom has a 2pc ensuite & balcony overlooking the backyard. The 3rd level walkout has a dynamite games/rec room with big walk-in closet, wood-burning fireplace with brick surround, built-in cabinets & access to the West backyard. A 4th bedroom with walk-in closet & bathroom with separate shower & jetted tub are in the 4th level, plus laundry/furnace room & huge crawlspace for storage. The West backyard is fully fenced & landscaped, with a storage shed for your gardening tools, 2 decks & detached 2 car garage. Pet & smoke-free home. Crowchild Twin Arenas is within walking distance & all 3 schools in the community—Scenic Acres School, Monsignor E.L. Doyle & L'École du Nouveau-Monde—are all just a few blocks



away. Top-notch location close to neighbourhood parks & shopping, short commute to Crowfoot Centre & LRT, & quick easy access to Nose Hill Drive, Crowchild & Stoney Trails to take you to Bowness Park, University of Calgary & hospitals, major retail centers & downtown.

Built in 1984

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246159      |
| Price          | \$599,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,161         |
| Acres          | 0.10          |
| Year Built     | 1984          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 116 Scenic Acres Drive Nw |
| Subdivision | Scenic Acres              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L 1C7                   |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 2                                                                  |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Oversized |
| # of Garages   | 2                                                                  |

**Interior**

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                        |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Crawl Space, Finished, Partial, Walk-Out                                                                                                                                 |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Wood                                                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 9                 |
| Zoning         | R-CG              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.