# \$650,000 - 256 Scenic Way Nw, Calgary

MLS® #A2239796

# \$650,000

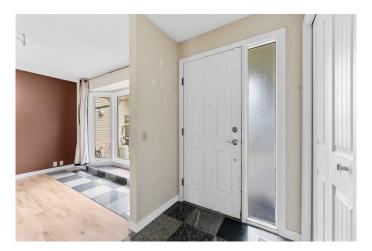
4 Bedroom, 4.00 Bathroom, 1,950 sqft Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

\*\* OPEN HOUSE JULY 19: 12-3PM / JULY 20: 2-5PM\*\* Welcome to Scenic Acres â€" one of NW Calgary's most desirable communities. With top-rated schools, playgrounds, the community centre, and scenic pathways just across the street, everything you need is right at your doorstep. Plus, you're only minutes from Crowfoot LRT, shopping, and major routes. This charming and well-cared-for 2-storey home offers over 2,500 sq ft of comfortable living space, a double attached garage, and a practical layout design for everyday life. The main level welcomes you with light maple hardwood floors and a granite-tiled foyer that opens into a spacious living and dining area, complete with a cozy wood-burning fireplace with gas log lighter. A large home office, functional kitchen, and bright sunroom complete the main floorâ€"where large windows overlook the backyard and fill the space with natural light throughout the day. Upstairs, you'll find three generously sized bedroomsâ€"ideal for a growing family. The primary suite features two walk-in closets and a updated 4-piece ensuite. Downstairs, the fully finished basement adds even more versatility with a flex room, spacious laundry area, a fourth bedroom, a full 4-piece bathroom, and ample storage space. This Scenic Acres gem is ready to welcome its next family, don't miss your chance to live in one of Calgary's most sought after NW communities. Book your private tour today!







## **Essential Information**

MLS® # A2239796 Price \$650,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,950

Acres 0.10
Year Built 1981

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 256 Scenic Way Nw

Subdivision Scenic Acres

City Calgary
County Calgary
Province Alberta
Postal Code T2L 1B8

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached, Off Street, Parking Pad

# of Garages 2

#### Interior

Interior Features See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Metal Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 16th, 2025

Days on Market 5

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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