

# \$699,000 - 10 Scanlon Hill Nw, Calgary

MLS® #A2239429

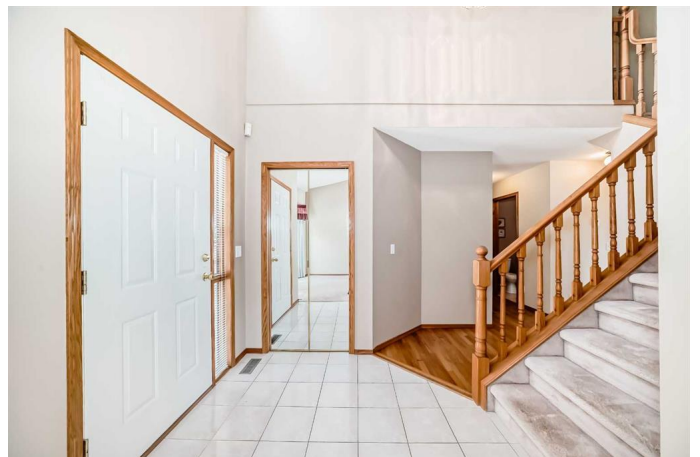
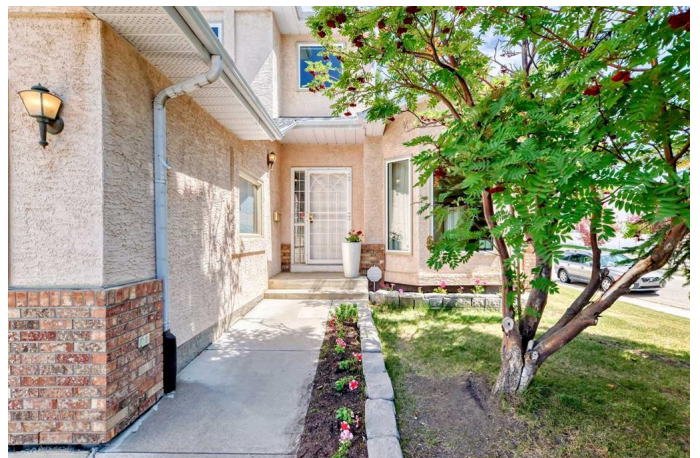
**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,945 sqft

Residential on 0.14 Acres

Scenic Acres, Calgary, Alberta

Welcome to this charming 2-storey home in the desirable community of Scenic Acres. This immaculately maintained property is a true gem, offering a total living area 2785 sq. ft. with spacious 4-bedroom, 3.5-bathroom layout with plenty of room for your family to grow and thrive. Step inside to vaulted ceilings, gleaming hardwood floors. Boasting a bright and inviting atmosphere with open-concept living and dining areas are ideal for hosting guests or relaxing with family. The kitchen features with granite countertops and plenty oak cabinets for storage, new electric stove (2025) and microwave (2025), perfect for cooking and entertaining. The family room with wood-burning fireplace and built-in bookshelves. The main floor also features an office/computer room. The fully finished basement provides a large bedroom with walk-in closet, a huge office with bookcase and office desk. A spacious entertainment room with wet bar, speakers, overhead screen and rough in line for sound system. This home also features all new windows (2024), New PEX water line pipes (2025), New humidifier (2025) and a newly deck 19'x10' (2024). A double attached garage, ensuring convenience and ample storage. Plus, it's a non-smoking maintaining a fresh and clean environment for its residents. Located just minutes from schools, (3 schools in the community), parks, transit (bus and C-train), and the amenities of Crowfoot Crossing, shopping and Stoney Trail, you'll enjoy



easy access to everything you need. As the original owner, the pride of ownership is evident in every corner of this home. Don't miss out on this fantastic opportunity – schedule a viewing today and see for yourself why this home is perfect for your family!

Built in 1990

**Essential Information**

MLS® #	A2239429
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,945
Acres	0.14
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

**Community Information**

Address	10 Scanlon Hill Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1K6

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

**Interior**

Interior Features	Bookcases, French Door, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Flag Lot, Landscaped, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 13th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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