

\$674,900 - 12 Scanlon Green Nw, Calgary

MLS® #A2249601

\$674,900

4 Bedroom, 3.00 Bathroom, 1,712 sqft

Residential on 0.11 Acres

Scenic Acres, Calgary, Alberta

Welcome to this bright and inviting home, located in the sought-after community of Scenic Acres. From the moment you step inside, you'll love the abundance of natural light streaming through large windows, the gleaming **HARDWOOD** floors, and the impressive vaulted ceilings. The spacious living and dining rooms provide the perfect setting for entertaining or hosting family gatherings. The updated kitchen features crisp white cabinetry, **QUARTZ** countertops, modern backsplash, and a **SILIGRANIT** sink. A sunny breakfast nook opens onto the expansive deck which is ideal for summer barbecues or simply relaxing outdoors. The cozy family room, complete with a **FIREPLACE**, is perfect for those chilly evenings. A powder room and convenient access to the double attached garage complete the main floor. Upstairs, the generous primary suite fits a king-size bed and includes a large walk-in closet plus a luxurious 5-piece ensuite with dual sink **QUARTZ**-topped vanity, a soaker tub, and a stand-alone shower. Two additional bedrooms, a 4-piece main bath, and upper-level **LAUNDRY** add comfort and convenience for the whole family. The fully finished lower level offers a large bonus room, plus an extra bonus room that could be used for storage, office space or potential 4th bedroom (window may not meet egress) giving you plenty of room to grow. Recent upgrades to this home include **FRESH PAINT**, a high



-efficiency two-stage FURNACE, tankless HOT WATER SYSTEM, upgraded attic insulation (R-50), Poly-B plumbing replaced with PEX, and central AIR CONDITIONING. Scenic Acres is a wonderful community with schools, shopping, parks, LRT with easy access to downtown and Stoney Trail. This move-in-ready home has it all !!

Built in 1990

Essential Information

MLS® #	A2249601
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,712
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Scanlon Green Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1L3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, No Smoking Home
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	MaxWell Capital Realty
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