

# \$1,149,900 - 52 Scenic Ridge Place Nw, Calgary

MLS® #A2259428

**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 2,912 sqft

Residential on 0.21 Acres

Scenic Acres, Calgary, Alberta

Welcome to a wonderfully located 2 storey on a quiet cul de sac. This large family home has been superbly maintained over the past 30 years. The furnace has been updated, along with the boiler, and new triple pane windows were installed in 2023. The main floor has an open floor plan. The kitchen was updated 10+ years ago and boasts granite counter tops, high end SS appliances, and a large island. A spacious living room with a wood burning fireplace is just off the kitchen. The expansive deck looks west! There is a triple car garage (26x26ft), laundry room and 3 piece bath also on the main floor. The upper level includes a huge primary bedroom with a walk in closet, additional room with options and a 5 piece ensuite, two additional bedrooms and a 4 piece bathroom with dual sinks. The lower level is a walkout basement with a huge rec room, a sizable bedroom and a 3 piece bath. The entire floor is heated with an updated boiler that has regularly been serviced. Both the backyard and lot are huge for the community. Don't miss out on this rare opportunity!

Built in 1990

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2259428    |
| Price    | \$1,149,900 |
| Bedrooms | 4           |



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,912       |
| Acres          | 0.21        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 52 Scenic Ridge Place Nw |
| Subdivision | Scenic Acres             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 1V3                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Refrigerator, Washer/Dryer                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Wood Burning, Dining Room                                                                                                                 |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Barbecue, Playground, Private Entrance |
| Lot Description   | Cul-De-Sac, Landscaped, Views, Pie Shaped Lot   |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 26                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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