

# \$849,900 - 233 Scandia Hill Nw, Calgary

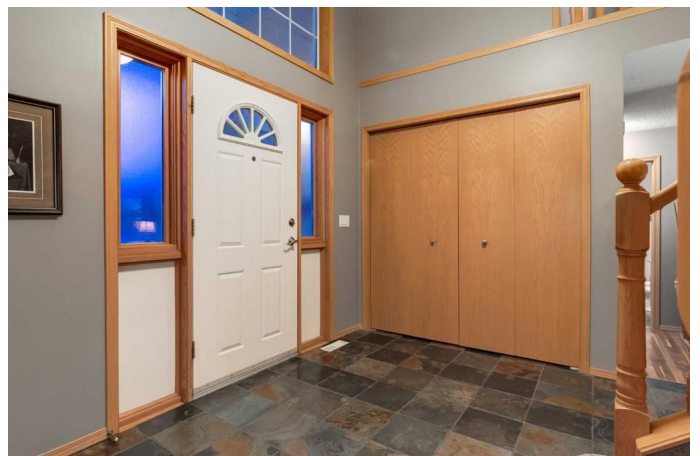
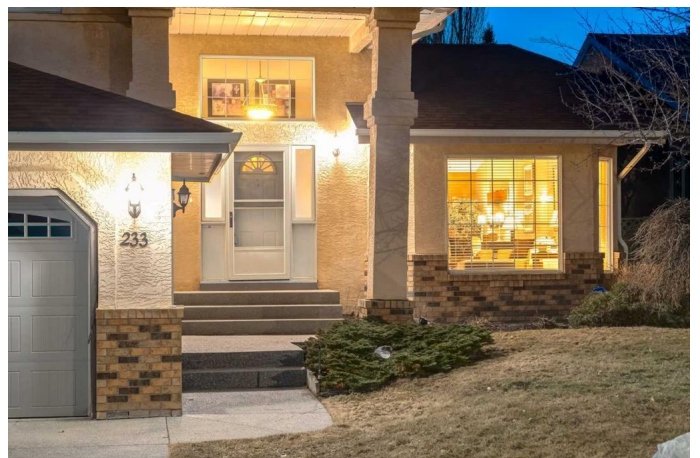
MLS® #A2209463

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,276 sqft  
Residential on 0.16 Acres

Scenic Acres, Calgary, Alberta

Welcome to this IMMACULATE 2-story HOME, offering 3260.91 Sq Ft of Developed space, with 5 Bedrooms, 3 1/2 Bathrooms, a WALK-OUT Basement, and an Attached Double Garage, all nestled on a 6,910 Sq Ft LOT in the Community of Scenic Acres!!! It has Great curb appeal with its Well-Maintained Trees, Bushes, and a Large window at the front of the home. As you step inside, youâ€™re greeted by a Bright foyer with a striking 11â€™ Vaulted ceiling. The Large windows add Architectural detail, flooding the space with Natural light. The Living room is Warm and inviting, making it the perfect place for Entertaining, while the Dining room offers plenty of space for meals with Family and Friends. A French Door leads into the Breakfast Nook, which is perfect for those Intimate meals together, and has a Bay window with Views of the Backyard. Another door leads to the deck outside, offering a serene spot for morning coffee. The 'Heart of the Home' is the Kitchen, with Oak Cabinetry, Granite Counters, Tile Backsplash, Black Appliances, and a Pantry that provides additional Storage. The Family room provides a Cozy atmosphere with a Stone-Faced Electric Fireplace for those chilly evenings, including Built-In Bookcases. This area is great for entertaining or putting your feet up on the couch after a long day. There is a 2 pc Bath, a Laundry room with a Sink, and more Cupboards providing extra Storage just off the Mud room leading into the Garage, making it



convenient to bring in groceries. A Beautiful Oak Staircase leads you up, where there is a landing overlooking the main floor. The Expansive Primary Bedroom has 2 closets on either side of the bed and a balcony that has Views of the Gorgeous Mountains just past the trees. Such A Beautiful 4 pc En-Suite Bath with a Jetted Soaker Tub for Relaxation, a Standing Glass shower, and a Walk-In closet that has Built-In shelving. There are 2 additional Good-Sized Bedrooms and a Stylish 4 pc Bathroom. The Full WALK-OUT Basement has a Large Recreation area perfect for Games or a Pool table with a Gas Fireplace, ideal for movie nights together. A Flex area for Fitness or an Office space that has a door leading to the patio outside. There are the 4th and 5th Bedrooms, a Convenient 3 pc Bathroom, and the Utility room has 2 Furnaces, 2 H2O tanks, and Storage area. Step outside to the Quiet and Private WEST-facing Backyard, a true Gardener's Dream for a garden. The Lush grass area is perfect for Children or Pets to play, while the Deck offers a Peaceful spot to lounge, sip your coffee, or dine in the evening. A short drive away with Amenities is the Crowfoot Shopping Centre. The Scenic Acres Community Association has Events/Programs for all ages, and nearby Parks such as Bowness, Bowmont, and the Bow River. It also has the Beach Volleyball Courts, Soccer Fields, Winter Ice Rink, Playgrounds, Parks, Schools, and Pathways. With easy access to public transportation and Crowchild Trail, a commute is a breeze. BOOK your showing TODAY!!!

Built in 1999

### **Essential Information**

MLS® #	A2209463
Price	\$849,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,276
Acres	0.16
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	233 Scandia Hill Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1T8

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, French Door, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Family Room, Gas, Recreation Room, Stone, Decorative, Mantle

Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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