

# \$675,000 - 42 Scanlon Hill Nw, Calgary

MLS® #A2213229

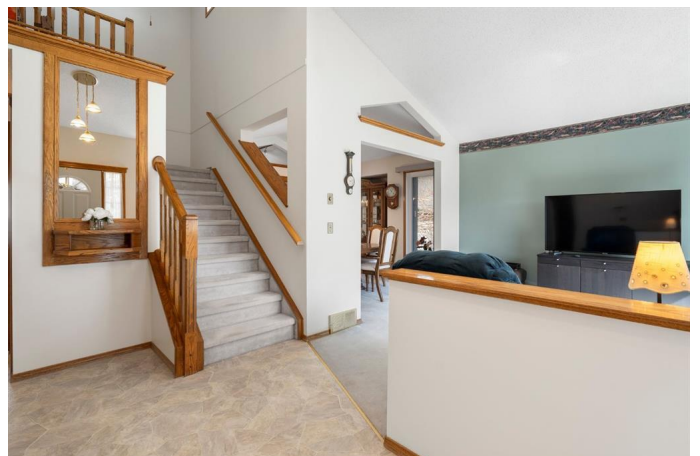
**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,983 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

Welcome Home. This 2-storey home has been well maintained by long time owners and offers a blend of comfort, functionality, and space for the whole family. Step inside to a spacious living room filled with natural light from large windows and vaulted ceiling, flowing seamlessly into the functional dining area—the perfect space for large family gatherings or family game night. The sunny kitchen features classic oak cabinetry, ample cupboard and counter space, and a bright eat-in nook with direct access to your private west facing backyard. Just off the kitchen, the cozy family room, ideal for relaxing evenings curled up by the wood burning fireplace. A convenient 2-piece bathroom and main floor laundry complete this level. Upstairs, you'll find three generously sized bedrooms, including the primary retreat with a walk-in closet and 4-piece ensuite featuring a relaxing soaking tub. The finished basement expands your living space with a large recreation room—perfect for a media room, play area, or home gym—plus extra storage. Enjoy summer days in your fully fenced backyard with a composite 2 tiered deck, pergola ideal for outdoor dining and gatherings and a convenient shed for added storage. The double attached tandem garage with a third bay adds space and convenience year-round. Shingles and triple pane Lux windows were done in 2016. Ideally located in the desirable community of Scenic Acres. This home is close to parks , 2 Elementary schools, great



shopping and dining options in the Crowfoot area. You have quick access to major routes and the c-train station for an easy commute.

Built in 1989

**Essential Information**

MLS® #	A2213229
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,983
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	42 Scanlon Hill Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1L2

**Amenities**

Parking Spaces	5
Parking	Oversized, Triple Garage Attached, Tandem
# of Garages	3

**Interior**

Interior Features	Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.