

\$765,000 - 4 Scenic Hill Close Nw, Calgary

MLS® #A2212364

\$765,000

4 Bedroom, 3.00 Bathroom, 1,803 sqft
Residential on 0.15 Acres

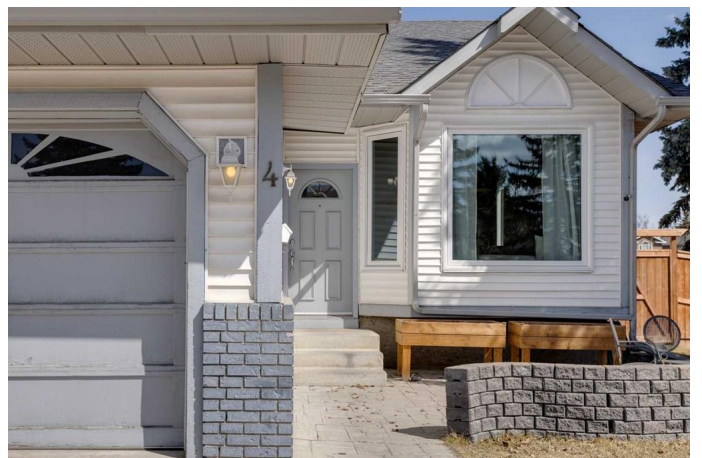
Scenic Acres, Calgary, Alberta

Welcome to 4 Scenic Hill Close NW – a beautifully updated 2-storey split in the heart of family-friendly Scenic Acres. With extensive renovations in recent years and situated on an impressive 6,700+ sqft lot backing onto a school green space, this move-in-ready home combines modern comfort, timeless style, and exceptional outdoor space.

Step inside from the attached double garage into a thoughtfully designed mudroom entry featuring custom-built front closets with bench seating and striking barn doors. The spacious front living and dining rooms showcase vaulted ceilings and large windows that fill the home with natural light.

The updated kitchen is a true highlight, complete with quartz countertops, stainless steel appliances, a new backsplash (2025), and ample room for a breakfast nook with access to your expansive back deck and massive, private yard. Off the kitchen, a cozy family room with a gas fireplace invites relaxation, and a stylish 3-piece bathroom completes the main floor.

Upstairs, the primary retreat impresses with vaulted ceilings, vinyl plank flooring, a large walk-in closet, and a luxurious 5-piece ensuite featuring a freestanding tub, double quartz vanity, and glass walk-in shower. Two additional bedrooms and a fully renovated 4-piece bath (2024/25) complete the upper



level.

The finished basement is perfect for entertaining with a custom-built bar with LED lighting, a spacious rec room, and a fourth bedroom. The undeveloped portion includes a large laundry area and an abundance of storage space.

Outside, enjoy a new pressure-treated deck (2018), new fencing and gates (2019), a kids'™ play structure, sandbox, mature trees, and even a crab apple tree and Saskatoon bush. With direct access to the schoolyard, children can easily walk to both public and Catholic elementary schools through the park.

Notable updates include: high-efficiency furnace (2017), central A/C (2021), triple-pane low-E windows (2022), quartz counters throughout, updated flooring, and more (see supplements for full list).

This is an exceptional family home on a large lot in one of Calgary's™ most sought-after communities – come see it for yourself!

Built in 1986

Essential Information

MLS® #	A2212364
Price	\$765,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,803
Acres	0.15
Year Built	1986
Type	Residential
Sub-Type	Detached

Style 2 Storey Split
Status Active

Community Information

Address 4 Scenic Hill Close Nw
Subdivision Scenic Acres
City Calgary
County Calgary
Province Alberta
Postal Code T3L 1P2

Amenities

Amenities Other
Parking Spaces 4
Parking Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Secured, Plug-In
of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Dry Bar, Skylight(s)
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating Central, Forced Air, Natural Gas, High Efficiency
Cooling Central Air, Full
Fireplace Yes
of Fireplaces 1
Fireplaces Family Room, Gas, Blower Fan
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, Private, Irregular Lot, Many Trees
Roof Asphalt Shingle
Construction Mixed, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	60
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% 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.