

# \$619,900 - 32 Scenic Rise Nw, Calgary

MLS® #A2216578

**\$619,900**

4 Bedroom, 3.00 Bathroom, 1,285 sqft

Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Welcome to this beautiful 4-level split! With a walkout lower level, 1,850 sq ft of total living space, nestled on a quiet tree-filled street, this home has exceptional curb appeal. This home is move-in ready and showcases a long list of recent upgrades that will impress the most discerning buyer. Step inside to find a stunning vaulted ceiling that adds volume and elegance to the main living and dining area. The entire home has been recently painted throughout in modern tones and features many recent professionally completed upgrades including refinished hardwood, new carpet, new trim, as well as new light fixtures and switches creating a fresh and cohesive look across all levels. The spacious layout offers flexibility for families of all sizes, with distinct yet connected living spaces across every level. Access the outdoors from your walkout lower level, and enjoy the private backyard from the ground level deck. The double detached garage is complete with a new insulated garage door and an ultra quiet garage door opener. Located in a well-established neighborhood with plenty of greenspaces, parks, and pathways, this property offers peace and privacy in a highly sought after location. Don't miss your opportunity to put your finishing touches on this already beautifully updated home in one of the city's most desirable areas!

Built in 1983



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2216578      |
| Price          | \$619,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,285         |
| Acres          | 0.10          |
| Year Built     | 1983          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 32 Scenic Rise Nw |
| Subdivision | Scenic Acres      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3L 1A8           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Central                                              |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Wood Burning                                         |
| Has Basement      | Yes                                                  |
| Basement          | Crawl Space, Full, Partially Finished, Walk-Out      |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Many Trees |
| Roof              | Asphalt Shingle                   |
| Construction      | Metal Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 58            |
| Zoning         | RC-G          |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.