101 Scenic Acres Terrace NW

Calgary | Active | MLS® A2344524

$539,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1993**	**1,404.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

RARE OPPORTUNITY in Scenic Acres! Properties offering this combination simply do not come to market often - a spacious END-UNIT BUNGALOW with only ONE SHARED WALL, over 1,400 sq. ft. on the main floor, DOUBLE ATTACHED GARAGE, TWO BEDROOMS AND TWO FULL BATHROOMS ALL ON THE MAIN FLOOR, plus an additional bedroom in the partially developed basement. With exterior landscaping and snow removal taken care of for you, this is true single-level living designed with the long term in mind.

Step inside to a bright and spacious main floor with an excellent layout offering everything you need on one level. Two full bedrooms provide flexibility for guests, an office, or additional living space, while two full bathrooms add everyday convenience. The generous kitchen opens onto a private deck overlooking the backyard - the perfect spot to enjoy your morning coffee or summer evenings without worrying about maintaining the exterior.

Downstairs, the partially developed basement adds even more versatility with an additional bedroom and large recreation room, while a MASSIVE undeveloped area provides an incredible amount of storage or the opportunity to create additional living space exactly as you need it. The home is also already equipped with AIR CONDITIONING for year-round comfort.

Set within a small, well-kept complex where exterior landscaping and snow removal are handled for you, this is an outstanding option for anyone looking to simplify day-to-day maintenance without giving up the space, privacy, garage, and feel of a traditional home.

Located in the mature and highly desirable community of Scenic Acres, you’ll enjoy excellent access to shopping, transit, parks and pathways, along with quick connections to Crowchild Trail and Stoney Trail. Adding to the setting, enjoy VIEWS DOWN THE STREET toward COP and across the BOW RIVER VALLEY - a great reminder of the elevated northwest Calgary location. A unique opportunity to enjoy spacious bungalow living, an end-unit setting, and low-maintenance convenience in one of NW Calgary’s most established communities. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344524
Bedrooms	3
Bathrooms	2
Year Built	1993
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,404.1 sq. ft.
Main Level Finished Area:	1,404.1 sq. ft.
Below Grade Finished Area:	1,371.25 sq. ft.
Condo Fee:	$502.27
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1993 (Age: 33)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9312178

Heating:	Central, High Efficiency, Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed, Stucco, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Blower Fan, Gas, Three-Sided
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front, Plug-In, Secured
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Scenic Acres Terrace
Community:	Scenic Acres
Amenities:	Other, Park, Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	NONE

Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Mud Room · 13'3" × 6'2" ·
Main Floor	Living Room · 15'11" × 15'9" ·
Main Floor	Dining Room · 13'10" × 12'1" ·
Main Floor	Breakfast Nook · 11'8" × 10'9" ·
Main Floor	Kitchen · 12'2" × 6'11" ·
Main Floor	Bedroom - Primary · 17'6" × 13'10" ·
Main Floor	Bedroom · 13'7" × 13'3" ·
Lower Level	Bedroom · 12'10" × 10'1" ·
Lower Level	Game Room · 20'6" × 18'8" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Storage
Exterior Features:	Other
Patio And Porch Features:	Deck, Rear Porch
Lot Features:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG d25
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-scenic-acres-terrace-nw-calgary-a2344524/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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