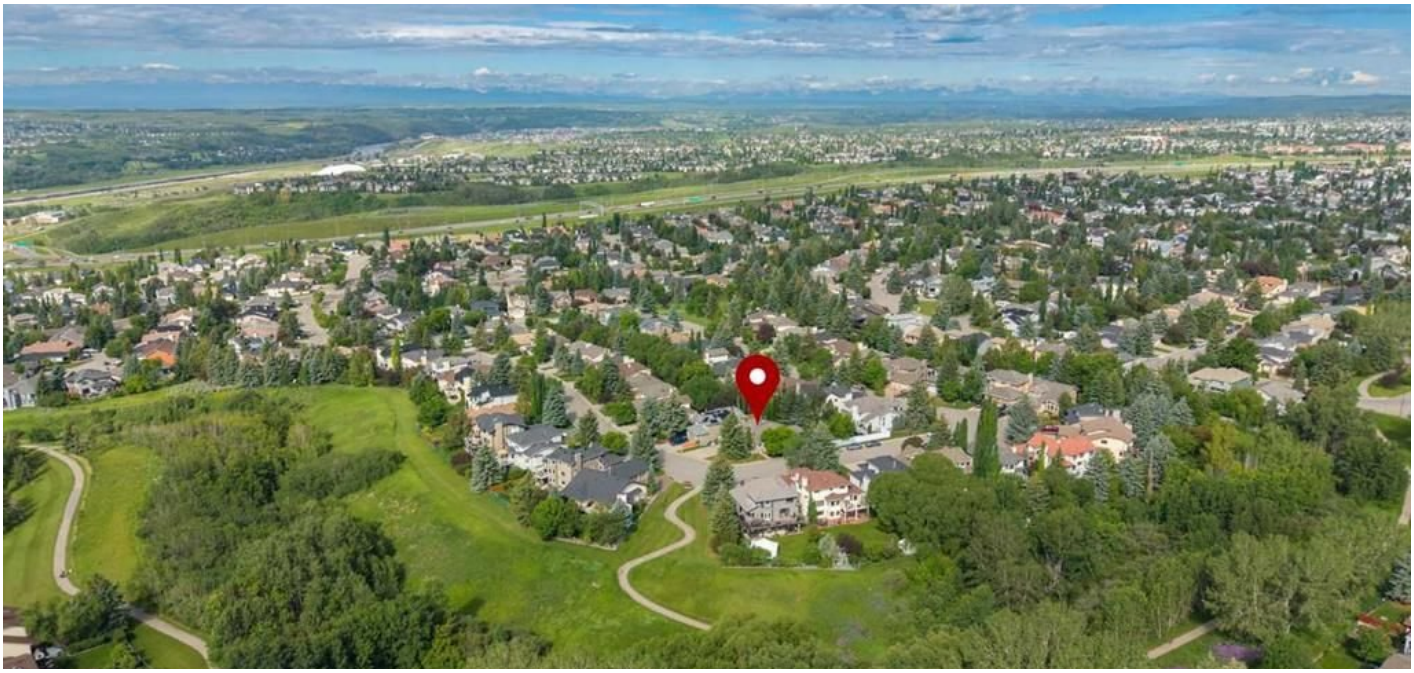
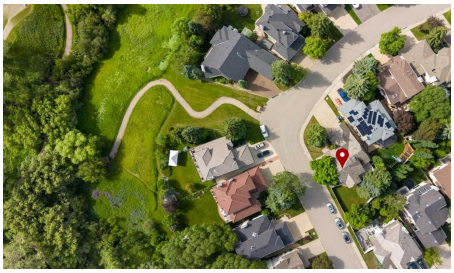
92 Scandia Hill NW

Calgary | Active | MLS® A2348212

$650,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1989**	**1,649.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Unlock the potential in a premier ravine-side location! Positioned on a prominent corner lot directly across from a scenic ravine, this classic bi-level home sits among majestic, mature trees and expansive green vistas - offering an exceptional combination of privacy, natural beauty, and neighbourhood prestige. For the discerning buyer, creative designer, or savvy investor, this residence presents the ultimate canvas for a transformation without changing a single wall. Imagine light white-oak accents, crisp quartz surfaces, continuous wide-plank hardwood, and sleek recessed lighting seamlessly breathing fresh, elevated style into every room while building immediate equity in an unbeatable location. The spacious main level maximizes natural light and layout flow, featuring a primary suite with a walk-through transition to a private ensuite, plus a well-proportioned second bedroom and full bath. Downstairs, the massive, partially finished lower level anchors the home with a generous family recreation room, ideal for a home gym, media lounge, or additional living space. Outside, the expansive lot provides a private sanctuary for summer entertaining, all just steps from meandering ravine pathways, sports courts, schools, public transportation and top-tier amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348212
Bedrooms	3
Bathrooms	3
Year Built	1989
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	1,649.08 sq. ft.
Main Level Finished Area:	1,649.08 sq. ft.

Below Grade Finished Area:	991.71 sq. ft.
Acreage:	No
Lot Area:	7,577 sq. ft.
Lot Frontage:	48'9½"
Front Exposure:	Southwest
Levels:	Bi-Level
Total Rooms Above Grade:	7
Year built:	1989 (Age: 37)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8811666
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Preserved Wood
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	House
Roof:	Shake, Wood
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	2

Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Scenic Acres
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	Shed. All Appliances are sold in "as-is" condition.
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 20'1" × 14'11" ·
Main Floor	Kitchen · 13'4" × 13'2" ·
Main Floor	Dining Room · 13'2" × 12'3" ·
Main Floor	Breakfast Nook · 11'11" × 11' ·
Main Floor	Bedroom - Primary · 14'4" × 12'1" ·
Main Floor	Other · 8'11" × 3'11" ·
Main Floor	Bedroom · 12'10" × 9'10" ·
Main Floor	Foyer · 8'9" × 5'2" ·
Main Floor	Laundry · 8'6" × 7'6" ·
Basement	Family Room · 28'3" × 20'5" ·
Basement	Bedroom · 14'10" × 12'2" ·
Basement	Storage · 11'11" × 8'7" ·
Basement	Furnace/Utility Room · 29'11" × 12'1" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Walk-In Closet(s)
Exterior Features:	Lighting, Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/92-scandia-hill-nw-calgary-a2348212/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.