

# \$699,990 - 44 Scenic Cove Circle Nw, Calgary

MLS® #A2208820

**\$699,990**

5 Bedroom, 4.00 Bathroom, 1,856 sqft  
Residential on 0.11 Acres

Scenic Acres, Calgary, Alberta

This beautifully designed home offers the perfect blend of space, style, and convenience - featuring five spacious bedrooms and four full bathrooms, it's an ideal fit for large or multi-generational families. From the moment you walk in, you'll love the open-concept main floor with a well-appointed kitchen offering a breakfast bar and abundant counter space, perfect for everything from weekday meals to weekend entertaining. Soaring vaulted ceilings in the living room create a bright, airy feel, complemented by natural light throughout the home.

The welcoming family room features a pretty white brick fireplace, creating the perfect cozy atmosphere in the winter months. There's a built-in desk with full-height cabinetry ideal for remote work as well as an area for the kids to play, and a brand new bathroom! Step out from the walkout basement into a peaceful backyard complete with composite decking, rubber steps and walkways, and a charming garden space a perfect spot for quiet mornings or family BBQs.

The lower level is fully developed with two additional bedrooms, a versatile den with its own ensuite (great as a home office, gym, or guest suite), and a thoughtfully designed laundry room with built-in cabinetry, a sink, and counter space for folding.

This home also features a fully insulated garage, equipped with shelving, bike hooks, and a convenient side door entrance. Recent updates include a newer roof (2014), newer



garage door (2017), washer and dryer (2017), dishwasher (2022), refrigerator and stove (2014), bay window in the primary bedroom (2022), the new furnace in 2024, a newly added bedroom, and a full bathroom completed in 2025.

Location is everythingâ€”and this home truly delivers. Just minutes away from the vibrant shopping, dining, and entertainment options at Crowfoot Crossing, youâ€™ll find everything from major grocery stores, restaurants, and cafes to a movie theatre, banking, and fitness facilities. The Crowfoot C-Train station is within easy reach, making downtown commutes or trips across the city effortless. Families will appreciate the nearby schools, both public and Catholic, catering to all grade levels, and the YWCA Crowfoot location offering fitness programs, swimming, and community activities.

Whether you're raising a family or just looking for room to grow, this home has the space, features, and unbeatable location you've been waiting for.

Welcome Home!

Built in 1984

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208820      |
| Price          | \$699,990     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,856         |
| Acres          | 0.11          |
| Year Built     | 1984          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 44 Scenic Cove Circle Nw |
| Subdivision | Scenic Acres             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 1N1                  |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Front Drive, Insulated |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Other |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Brick Facing, Family Room, Gas, Mantle   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 112              |
| Zoning         | R-CG             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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