

# \$850,000 - 47 Scenic Green Nw, Calgary

MLS® #A2213318

**\$850,000**

3 Bedroom, 3.00 Bathroom, 1,870 sqft  
Residential on 0.09 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 3 &  
SUNDAY MAY 4, 12-2PM. Everyone welcome!  
OPEN CONCEPT MAIN FLOOR | FULLY  
DEVELOPED BASEMENT | CUSTOM  
SMART KITCHEN | SOLID MAPLE  
HARDWOOD FLOORING | BUILT-IN DOG  
WASH | EV CHARGER READY GARAGE |  
SMART HOME INTEGRATION | PRIMARY  
BEDROOM RETREAT

Welcome to a home where thoughtful upgrades meet everyday functionality! Walls have been opened to create a bright modern flow between the kitchen, living, and dining spacesâ€”perfect for families and effortless entertaining. The custom-designed kitchen features deep pull-out shelving, quartz counters, smart LG appliances, and 20-amp upgraded circuits for all your favourite gadgets. Solid maple hardwood floors add warmth and durability, along with bullnose stair nosings and smooth transitions that make every step comfortable. Tech lovers will appreciate the built-in smart hub displays, wall-mounted speakers, smart switches, and Nest-compatible thermostatsâ€”all designed to let you control lighting, media, and climate with your phone or voice, so you can stay cozy in bed without lifting a finger. Upstairs, the primary suite is a retreat with redesigned closet flow, a gorgeous enlarged ensuite, and smart integrations like sleep tracking, alarms, ambiance, and nearly limitless other features. Enjoy the convenience of full-size laundry right



on the bedroom levelâ€”no more hauling baskets up and down stairs! The fully finished basement offers endless flexibility with infrastructure for a ceiling-mounted projector, a wet bar with wine cooler, and smart lighting for movie nights or hosting friends. The side entry features a pet owner's dream: a built-in tiled dog wash station! Youâ€™ll love nearby Bowmont Park and several other off-leash areas offering river access and fenced dog play zones. Composite decking is built for many years of low-maintenance winters, paired with a new privacy wall, updated fencing, and fresh landscaping. The garage is insulated and workshop- and EV-charger-ready with a 220V 50-amp subpanel. Located across from a large park and just a short commute to Foothills Hospital and Alberta Childrenâ€™s Hospital, this fully renovated home could be the perfect fit for a busy professional or young family seeking modern comfort close to work and nature. Please enjoy a virtual tour of this home by clicking the 3D tour icon.

Built in 1981

**Essential Information**

MLS® #	A2213318
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,870
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	47 Scenic Green Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1A1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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