

# \$725,000 - 256 Scenic Way Nw, Calgary

MLS® #A2233658

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,950 sqft  
Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY JUNE 28:  
12-3PM / SUNDAY JUNE 29: 2-5PM\*\***

Welcome to Scenic Acres – one of NW Calgary’s most desirable communities. With top-rated schools, playgrounds, the community centre, and scenic pathways just across the street, everything you need is right at your doorstep. Plus, you’re only minutes from Crowfoot LRT, shopping, and major routes. This charming and well-cared-for 2-storey home offers over 2,500 sq ft of comfortable living space, a double attached garage, and a practical layout design for everyday life. The main level welcomes you with light maple hardwood floors and a granite-tiled foyer that opens into a spacious living and dining area, complete with a cozy wood-burning fireplace with gas log lighter. A large home office, functional kitchen, and bright sunroom complete the main floor—where large windows overlook the backyard and fill the space with natural light throughout the day. Upstairs, you'll find three generously sized bedrooms—ideal for a growing family. The primary suite features two walk-in closets and an updated 4-piece ensuite. Downstairs, the fully finished basement adds even more versatility with a flex room, spacious laundry area, a fourth bedroom, a full 4-piece bathroom, and ample storage space. This Scenic Acres gem is ready to welcome its next family, don’t miss your chance to live in one of Calgary’s most sought after NW communities. Book your



private tour today!

Built in 1981

### Essential Information

MLS® #	A2233658
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,950
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	256 Scenic Way Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1B8

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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