

**127 Scenic Cove Circle NW**  
**Calgary, Alberta**

**MLS # A2334863**



**\$680,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Scenic Acres           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 2,038 sq.ft.           | <b>Age:</b>   | 1986 (40 yrs old) |
| <b>Beds:</b>     | 9                      | <b>Baths:</b> | 5                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Standard Shaped Lot    |               |                   |

|                    |                              |                   |      |
|--------------------|------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Combination, Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters            |                   |      |

**Inclusions:** n/a

Investor Alert! This property offers excellent cash-flow potential and endless possibilities. This spacious bi-level walkout in desirable Scenic Acres features approximately 3,200 sq. ft. of developed living space, 8 bedrooms, 6 bathrooms, and 2 kitchens. Highlights include hardwood flooring, a large primary bedroom with an updated five-piece ensuite and private deck, plus an expansive walkout lower level with high ceilings, numerous windows, and generous recreation space. Located on a quiet crescent within walking distance of the LRT, schools, parks, the YMCA, and Crowfoot Centre, with convenient access to major roadways. Call today for more information!