

\$780,000 - 265 Scurfield Place Nw, Calgary

MLS® #A2203475

\$780,000

3 Bedroom, 4.00 Bathroom, 1,789 sqft
Residential on 0.15 Acres

Scenic Acres, Calgary, Alberta

Quiet Cul-De-Sac Location| Open concept Living & Dining area| Expansive Private backyard | Walkout Basement| Freshly painted| Nestled in the heart of Scenic Acres, this beautifully designed 4 bedroom, 3.5 bathroom home offers the perfect balance of convenience, comfort, and tranquility. Thoughtfully crafted with an efficient layout and modern amenities, this home is ideal for families and professionals alike. The main living area boasts high ceilings and an open floor plan, creating a bright and airy atmosphere. The spacious design invites natural light to flow throughout the home, making it a welcoming and comfortable space for relaxation and socializing. This home is equipped with a built-in steam shower, offering a luxurious way to warm up and unwind during the cold winter months. For those who love winter's beauty, the walkout basement adds a unique touch to the home's thoughtful design. Step outside onto the large, inviting deck, a perfect space for outdoor dining, barbecues, and entertaining guests during the warm spring and summer months. Enjoy peace and seclusion in your backyard, this setting provides a rare level of privacy and serenity that is hard to find in urban living. Whether hosting family gatherings or enjoying a quiet evening under the stars, this outdoor retreat enhances your living experience. Located within a double cul-de-sac, this property enjoys minimal traffic and a tranquil atmosphere. Long-time, quiet neighbors



contribute to a strong sense of community, making this an ideal place for those seeking a peaceful retreat from the hustle and bustle of city life. Situated just a minute's walk from the Crowfoot LRT station, this home provides quick and effortless access to downtown Calgary. Whether commuting for work or exploring the city, you'll appreciate the unparalleled convenience of public transportation at your doorstep. A short walk leads you to Crowfoot Plaza, where you'll find everything, you need grocery stores, banks, restaurants, essential services, and more. The convenience of nearby shopping and amenities enhances everyday living, ensuring that all necessities are within easy reach. For families and outdoor enthusiasts, this home offers proximity to parks, a scenic ravine, and an off-leash dog area. Additionally, nearby primary schools make it an excellent choice for families looking to provide their children with a quality education within walking distance. Maximizing space without unnecessary excess, this home features a generously sized living room while maintaining an efficient layout. Offering a rare combination of privacy, convenience, and modern upgrades including updated plumbing, this home is truly a hidden gem in Scenic Acres. Whether you're looking for a quiet retreat or a place with easy city access, this property provides the perfect setting for a well-balanced lifestyle. Experience the best of both worlds serenity and accessibility in this exceptional home.

Built in 1989

Essential Information

MLS® #	A2203475
Price	\$780,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,789
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	265 Scurfield Place Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1T4

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances	Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Water Purifier
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	11
Zoning	R-CG
HOA Fees	60
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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