

\$674,900 - 9095 Scurfield Drive Nw, Calgary

MLS® #A2258409

\$674,900

3 Bedroom, 2.00 Bathroom, 1,115 sqft
Single Family on 0.12 Acres

Scenic Acres, Calgary, Alberta

This FULLY DEVELOPED BI-LEVEL offers a smart layout, cozy updates, and a WALK OUT BASEMENT that opens up real options, whether youâ€™re looking to live, rent, or do both. Sitting directly ACROSS FROM A PARK, this home gives you the quiet comfort of a family-friendly street with green space just steps away. Upstairs, youâ€™ll find a BRIGHT, FRESHLY PAINTED space with NEW LIGHT FIXTURES, HARD WOOD FLOORS, and a living room that feels warm and inviting the moment you walk in. The kitchen has had a refresh tooâ€”CABINETS PROFESSIONALLY PAINTED with NEW HARD WARE, plus a NEW MICROWAVE HOODFAN that vents outside and a NEWER STOVE to make daily cooking a breeze. Just off the dining area is your BALCONY overlooking the BIG SUNNY SE-FACING BACKYARDâ€”perfect for summer BBQs, a quiet coffee, or watching the kids play below. The upstairs layout is ideal for privacy. The BIG PRIMARY BEDROOM features a CHEATER DOOR to the 4-PIECE BATHROOM, and thanks to the SKYLIGHT above, the whole space feels bright and open. The SECOND BEDROOM sits on the opposite side of the home with the bathroom in between, giving every one more space and quiet. Downstairs is where the value really shines. The WALK OUT BASEMENT offers a SEPARATE ENTRANCEâ€”ready for roommates, extended family, or to turn into a LEGAL SUITE that could generate around



\$1,000/month (about the same as a \$186,000 mortgage!). Youâ€™ve got a BEDROOM, FULL BATHROOM, a cozy GAS FIREPLACE, and a WETBAR with a BAR FRIDGE to top it off. The lower-level WINDOWS are generously sized so it doesnâ€™t feel like a basement, and the LARGE UTILITY ROOM gives you extra storage space thatâ€™s hard to find. Outside, youâ€™ll love the HUGE EXPOSED AGGREGATE PATIO with steps, perfect for entertaining. Thereâ€™s also a GARDEN SHED for your tools and toys, and the DOUBLE ATTACHED GARAGE is already DRYWALLED and ready to go. Located in SCENIC ACRES, this home puts you close to everythingâ€”SCHOOLS, CROWFOOT CROSSING for groceries, coffee, and a movie night, plus easy access to CROWCHILD and STONEY TRAIL to get anywhere fast. The CROWFOOT LRT with PARK & RIDE makes commuting downtown a breeze. This is one of those homes that just makes senseâ€”smart upgrades, income potential, and a layout that fits real life. Come see it before someone else does! Estimated rental income of approximately \$1,000/month is not guaranteed and should be independently verified by the buyer. (id:6289)

Built in 1995

Essential Information

Listing #	A2258409
Price	\$674,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,115
Acres	0.12
Year Built	1995
Type	Single Family
Sub-Type	Freehold

Style Bi-level

Community Information

Address 9095 Scurfield Drive Nw
Subdivision Scenic Acres
City Calgary
Province Alberta
Postal Code T3L1L3

Amenities

Amenities Playground, Schools, Shopping
Features Wet bar, No Smoking Home
Parking Spaces 4
Parking Attached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating Natural gas Forced air
Cooling None
Fireplace Yes
of Fireplaces 1
Has Basement Yes
Basement Separate entrance, Walk out

Exterior

Exterior Vinyl siding
Exterior Features Landscaped, Lawn
Foundation Poured Concrete

Listing Details

Listing Office Real Broker



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