

\$1,199,900 - 31 Scenic Park Crescent Nw, Calgary

MLS® #A2251272

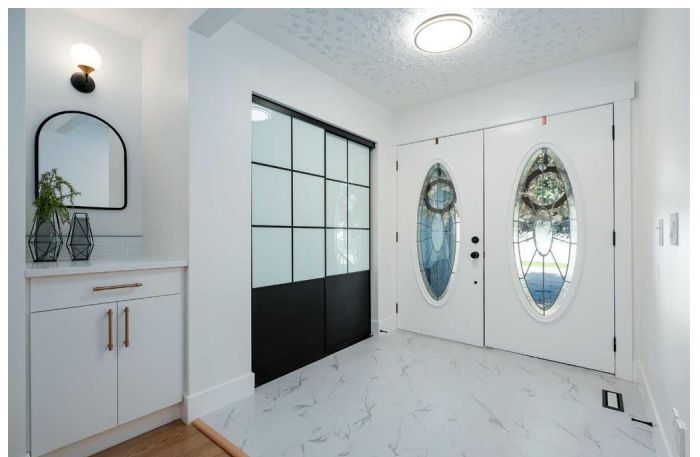
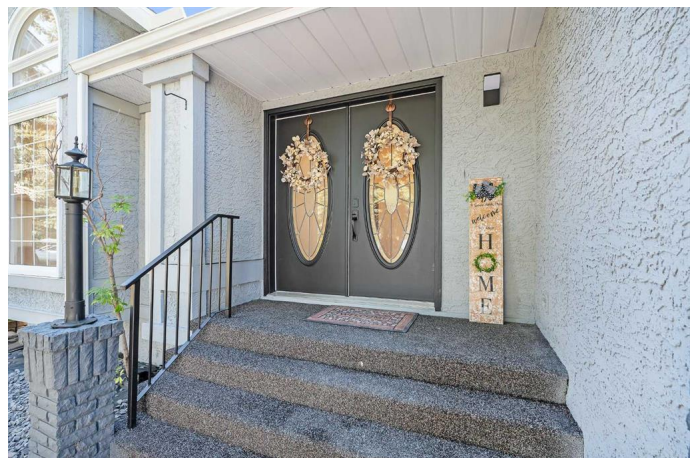
\$1,199,900

3 Bedroom, 3.00 Bathroom, 1,796 sqft

Residential on 0.15 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE SATURDAY, AUGUST 30TH FROM 1-3 PM & SUNDAY, AUGUST 31ST FROM 1-4 PM. Nestled on a quiet crescent in the established community of Scenic Acres, this charming bungalow has been beautifully renovated & offers over 3300 sq ft of developed living space, including a FULLY DEVELOPED WALK-OUT BASEMENT. The airy main level presents luxury vinyl plank flooring & is drenched in natural light, showcasing a formal dining room with stunning floor to ceiling fireplace & ample space to host family & friends. The kitchen has been fully updated & is tastefully finished with quartz countertops, oversized island/eating bar, new cabinets & new appliances. Enjoy entertaining or family time in the spacious living room that's anchored by a feature wall with fireplace. The main level primary retreat is a true private oasis, boasting a custom walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & oversized shower. A private den/office with barn door is tucked away just off the foyer, which could also be used as a second main floor bedroom. Completing the main level is a 2 piece powder room & laundry room also equipped with a handy dog wash shower. Descend the staircase with new glass stair rails to the fully developed walk-out basement with new carpet, featuring a large family room with electric fireplace, built-ins & wet bar plus a well-designed media room. Two additional bedrooms & a 4 piece bath with dual sinks are



the finishing touches to the basement development. Other notable features include 2 A/C units, 2 furnaces, central vacuum system, 6 baseboards, floating shelves & slat wall features throughout, BRAND NEW ROOF & WINDOWS, Poly-B replaced with PEX, knockdown ceilings, fresh paint inside & out & new oversized windows. Outside, enjoy the double attached front garage & updated professionally landscaped yards & irrigation system, including a sunny southeast back yard with upper deck with new glass railing & lower covered patio with new concrete. This home is ideally located close to biking/walking paths, schools, shopping, public transit & has easy access to Stoney & Crowchild Trails.

Built in 1987

Essential Information

MLS® #	A2251272
Price	\$1,199,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,796
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	31 Scenic Park Crescent Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 1R7

Amenities

Parking Spaces 2
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 4
Fireplaces Electric, Wood Burning
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers
Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 25th, 2025
Days on Market 3
Zoning R-CG

Listing Details

Listing Office RE/MAX First

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