

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

MLS® #A2251272

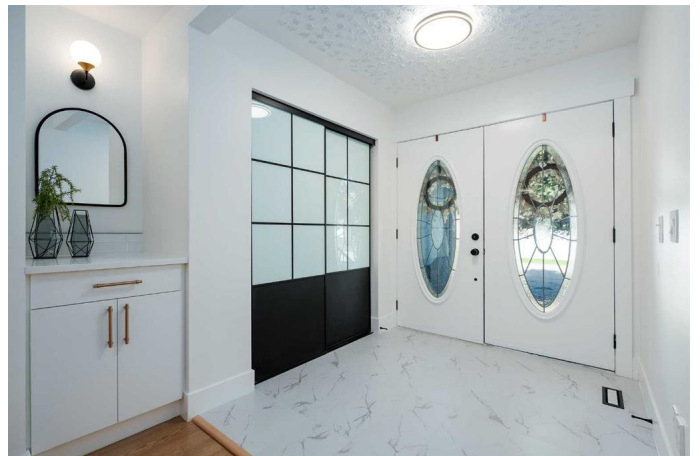
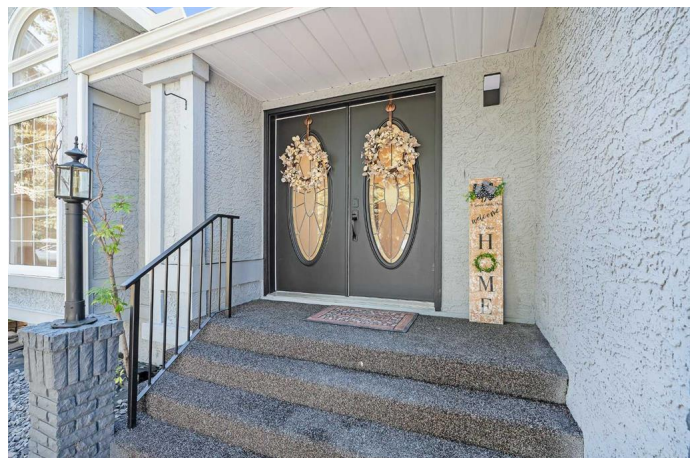
\$1,199,900

3 Bedroom, 3.00 Bathroom, 1,796 sqft

Residential on 0.15 Acres

Scenic Acres, Calgary, Alberta

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, 6â€• 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, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, French Door
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	11
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.