

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

MLS® #A2251272

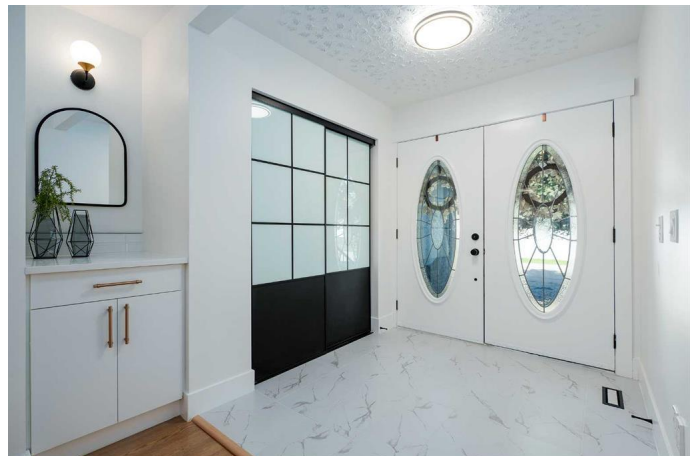
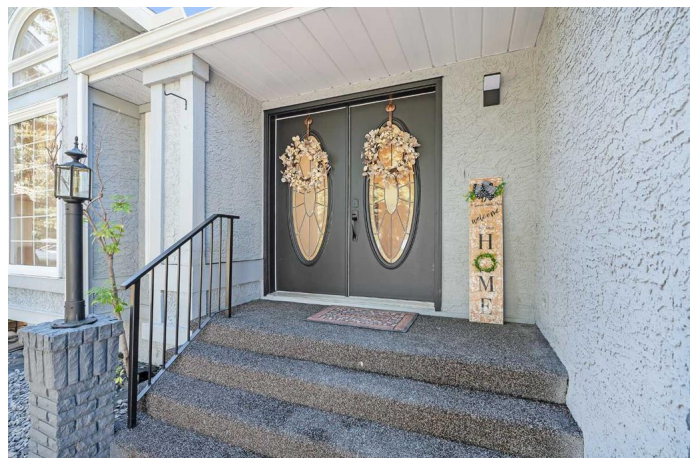
**\$1,199,900**

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 | 12                |
| Zoning         | R-CG              |

## Listing Details

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

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