

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

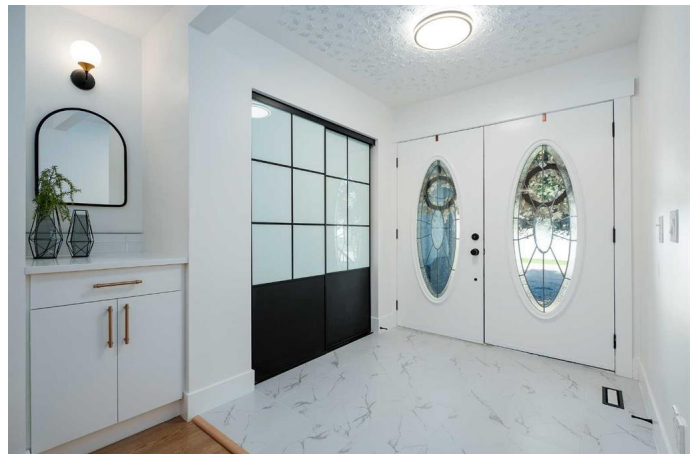
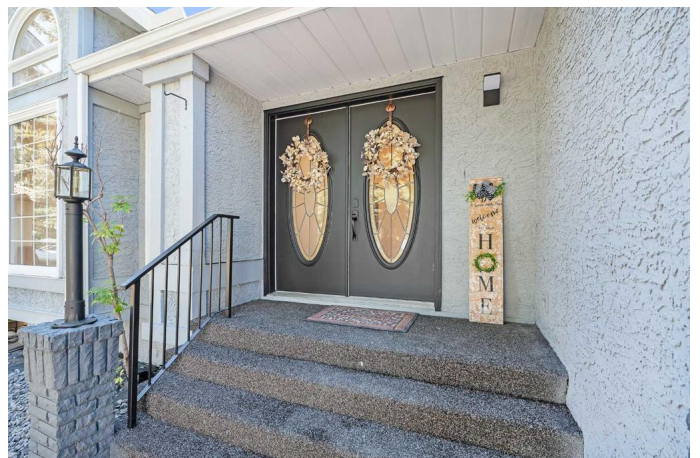
MLS® #A2251272

**\$1,199,900**

3 Bedroom, 3.00 Bathroom, 1,796 sqft  
Residential on 0.15 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE 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, 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	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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