

# \$1,399,000 - 31 Scenic Park Crescent Nw, Calgary

MLS® #A2219167

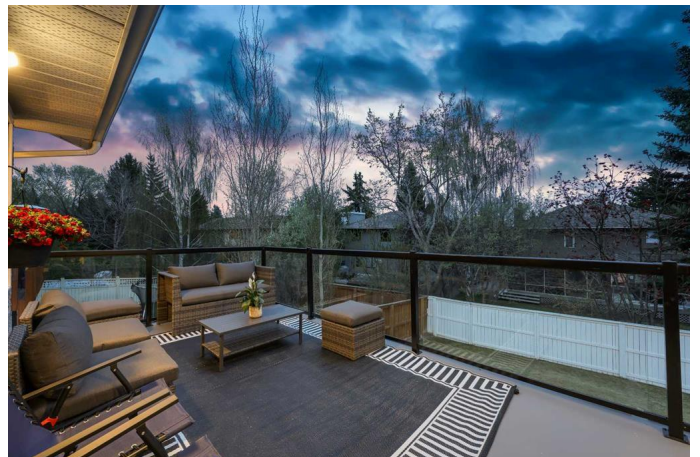
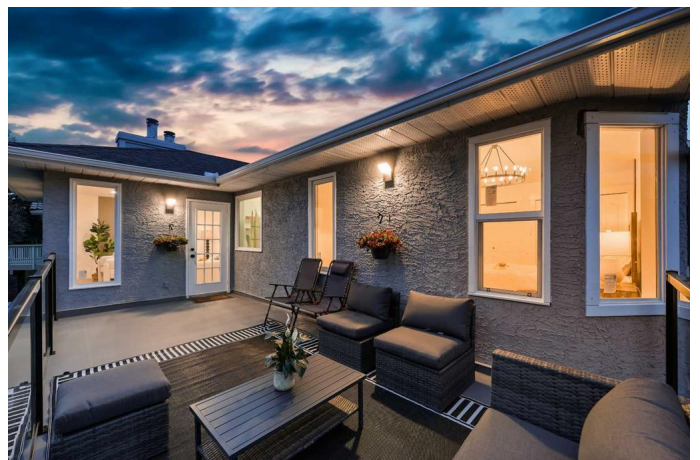
**\$1,399,000**

4 Bedroom, 3.00 Bathroom, 1,791 sqft

Residential on 0.15 Acres

Scenic Acres, Calgary, Alberta

Welcome to this exceptionally redesigned and fully renovated bungalow, offering over 3,500 sq.ft. of luxurious living space and a seamless blend of elegance, functionality, and modern comfort. Every detail has been thoughtfully curated, with the home gutted to the studs and rebuilt with high-end finishes inside and out — including a brand-new exterior, brand-new roof, all-new windows, modern glass railing, and upgraded PEX plumbing (replacing outdated Poly-B) for complete peace of mind. Inside, you'll find an open-concept main floor featuring vaulted ceilings, rich wood panelling and a showstopping tiled fireplace in the dining area. The chef's kitchen is a dream come true with a waterfall island, gas range, hood fan, and extensive cabinetry — ideal for entertaining or everyday luxury. The bright and airy living room features a wood-burning fireplace and offers a seamless walkout to the massive deck and sun-soaked southeast-facing backyard — perfect for morning coffee, weekend barbecues, or simply relaxing in your own private oasis. The main-level primary suite is a serene retreat with a spa-like 5-piece ensuite, including a dual vanity, soaker tub, and glass-enclosed shower. You'll also find a private front den/office, a laundry room with a full shower conveniently to shower pets, and generous storage throughout the main floor, making the space both beautiful and highly functional. Downstairs, the fully developed walkout basement is flooded with natural light thanks



to oversized windows and offers even more space to enjoy. It features a wet bar, a cozy media room with an electric fireplace, two additional spacious bedrooms, and a second wood-burning fireplace – an ideal setup for movie nights, guests, or multigenerational living. The fenced backyard backs directly onto walking paths, providing both privacy and access to nature. Additional features include a double attached garage, double front doors, and ample storage throughout the home. Located in a prime area close to ravines, bike paths, schools, shopping, and the LRT, this home offers the perfect balance of quiet residential living with unbeatable convenience. Whether you're a growing family, professional couple, or simply seeking a luxurious single-level lifestyle with room to expand, this home is truly move-in ready and designed to impress.

Built in 1987

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219167    |
| Price          | \$1,399,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,791       |
| 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**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer                                                                                                                                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                |
| # of Fireplaces   | 4                                                                                                                                                                                                                                                  |
| Fireplaces        | Dining Room, Electric, Family Room, Living Room, Recreation Room, Wood Burning                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                           |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line                           |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot |
| Roof              | Shake                                  |
| Construction      | Brick, Stucco, Wood Frame              |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 3              |
| Zoning         | R-CG           |
| HOA Fees       | 470            |
| HOA Fees Freq. | ANN            |

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.