

\$675,000 - 31 Scenic Green Nw, Calgary

MLS® #A2253257

\$675,000

3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Welcome to the highly sought-after community of Scenic Acres! The location of this charming home couldn't be better as it's situated directly across from a large park, a short distance from top-rated schools, Crowfoot and Silver Springs shopping centers, a 10 minute walk to the LRT station, and all of the essential amenities that you could ask for. With 1,635 square feet of character and warmth, this home features 3 spacious bedrooms and 3 bathrooms, a double attached, heated garage and a great list of updates. Situated directly across from a large park, enjoy tranquil views and serenity at your doorstep. The curb appeal on this home is fantastic with the inviting front porch, covered pergola, and lush garden beds. As you step inside, you're greeted by a soaring vaulted ceiling, and the warmth of laminate plank floors. Natural light flows through the large front windows illuminates the living and dining room. The kitchen is well equipped with maple cabinetry and a cozy breakfast nook that overlooks like picturesque backyard. Adorned with a classic wood burning fireplace and attractive built-in shelving, the family room makes for the perfect spot to relax, entertain guests, or enjoy the outdoor living space through the patio doors. You'll love the west facing, dream backyard that's filled with mature trees, plants, shrubs and flowers. The sizeable patio area is a great spot for bbqs, sipping on your morning coffee, or simply enjoying the peaceful ambiance under



the retractable awning. On the second level of the home youâ€™ll discover 3 generously sized bedrooms. The primary bedroom overlooks the backyard and has a 3-piece ensuite. Finishing off this area is a 4-piece main bathroom with skylight for natural light throughout the day. The basement is filled with potential to mold it to suit your unique lifestyle. It has a large rec room that can be setup in a variety of ways as a home theatre, media area, hobby/crafts room, or play space. With plenty of storage space, thereâ€™s incredible amounts of utility on this level. Additional upgrades to the home include a brand new rubberized driveway with 5 year transferrable warranty, 13 energy efficient solar panels, 2 furnaces installed in 2020 and an irrigation system. This home is not just a place to live, itâ€™s a lifestyle waiting to be embraced. Donâ€™t miss out on this fantastic opportunity â€“ schedule a viewing today!

Built in 1981

Essential Information

MLS® #	A2253257
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Scenic Green Nw
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Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Awning(s)
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Zoning	SR

Listing Details

Listing Office	Real Broker
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