

# \$675,000 - 31 Scenic Road Nw, Calgary

MLS® #A2207504

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,215 sqft  
Residential on 0.10 Acres

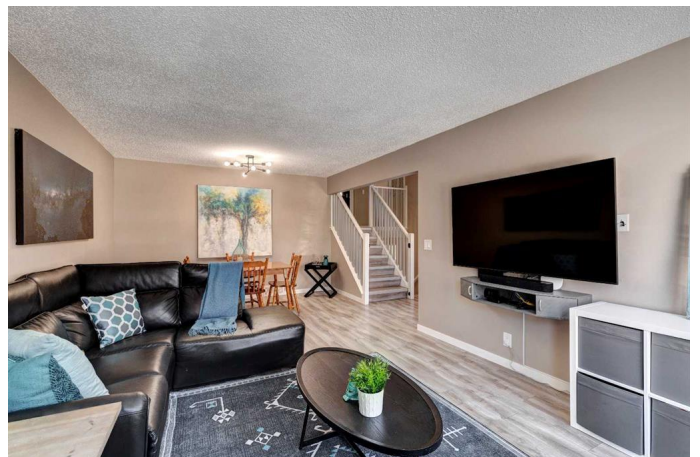
Scenic Acres, Calgary, Alberta

Welcome to this stunning 4-level split, nestled in the heart of **\*\*Scenic Acres\*\***, surrounded by mature trees and lush vegetation that provide both privacy and a peaceful setting. This home is perfectly located just moments from the **\*\*CTrain\*\***, schools, parks, and all the amenities your family needs.

Inside, youâ€™ll love the natural light that floods the space, the smart layout, and the **\*\*oversized double garage\*\*** with direct access to an amazing rear mudroomâ€”perfect for keeping busy family life organized. The main level features an updated, renovated kitchen with granite counters, loads of workspace, and convenient roll-out pantry drawers. Itâ€™s the ideal spot for cooking and gathering with family and friends. Upstairs, youâ€™ll find **\*\*three spacious bedrooms\*\***, including a bright and inviting primary suite with oversized windows and a luxurious ensuite showcasing a **\*\*huge tiled rain shower\*\***.

The walkout third level is designed for entertaining, with a cozy family room, full bar, and access to **\*\*massive backyard decks\*\***â€”perfect for hosting or relaxing in the sun-filled **\*\*south-facing yard\*\***. This level also includes a guest-friendly half bathroom, large laundry area, and access to the garage.

The fourth level offers even more: a kid-friendly play zone, workout area, and entry



to a **huge crawl space** for extra storage. This home is truly move-in ready, featuring **high-efficiency furnaces**, **central A/C**, and all the modern updates your family could want. All this in a quiet, established community with easy transit access and nature right outside your door!

Built in 1981

### Essential Information

MLS® #	A2207504
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,215
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	31 Scenic Road Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1A9

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear, Oversized
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, No Smoking Home, Pantry, Separate Entrance, Wet Bar, Beamed Ceilings
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Insert, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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