

\$699,000 - 135 Scenic Acres Drive Nw, Calgary

MLS® #A2218673

\$699,000

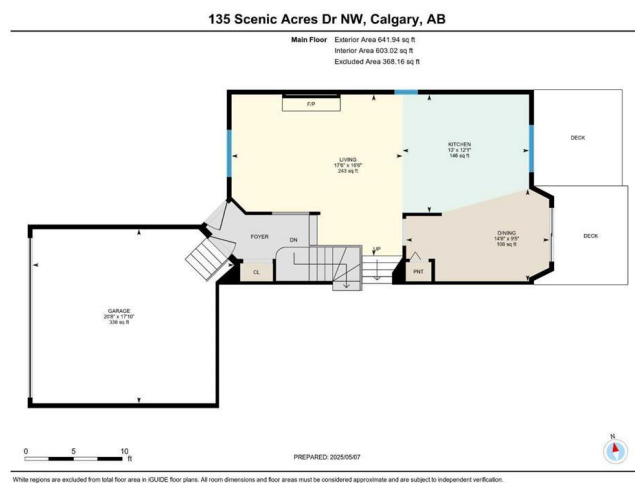
3 Bedroom, 2.00 Bathroom, 1,043 sqft
Residential on 0.09 Acres

Scenic Acres, Calgary, Alberta

Welcome to 135 Scenic Acres Drive NWâ€™an impeccably maintained and thoughtfully updated 4-level split offering comfort, style, and functionality in one of Calgaryâ€™s most desirable family communities. With over 1,950 sq. ft. of developed living space, this home features 3 bedrooms, 2 bathrooms, and a bright, open-concept design thatâ€™s ideal for both everyday living and entertaining.

Curb appeal abounds with a charming front porch perfect for morning coffee or evening chats, along with a spacious front-attached double garage offering convenience year-round. Step inside to vaulted ceilings, gleaming hardwood floors, and large updated windows that fill the main living area with natural light. The renovated kitchen offers granite countertops, a central island with bar seating, stainless steel appliances, and a modern tile backsplash. The adjacent dining area flows seamlessly to your sliding back door leading to your tiered deck and landscaped back yard. The front sunny living room boast bright window, and a cozy wood burning fireplace with gas log lighter.

The top level includes two spacious bedrooms and a four-piece main bathroom. The third level offers a large flex room, an additional bedroom, and another full four-piece bathroomâ€™perfect for guests, older children, or a private workspace. The finished basement provides even more living space with a large



rec room featuring a gas fireplace, laundry area, and ample storage.

Updates include a high-efficiency furnace (2022), new carpet (2022), central air conditioning (2018), gas fireplace insert in the basement (2018), Hunter Douglas window coverings (2017), double pane vinyl windows and sliding patio door (2017), newer dishwasher (2016), and BBQ gas line to the back patio (2016).

Enjoy the backyard oasis with a refinished deck featuring glass railings and new stairs (2022), a custom sandbox with folding lid benches, refreshed landscaping, and an extended stone patio with access to the back alley.

Ideally located close to schools (3 schools in the community), parks, transit (bus and C-train), and the amenities of Crowfoot Crossing, this move-in ready home offers the perfect blend of style, space, and convenience.

Built in 1986

Essential Information

MLS® #	A2218673
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	135 Scenic Acres Drive Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1H3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Central Vacuum
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Brick Facing, Gas, Living Room, Recreation Room, Wood Burning, Gas Starter, Mixed
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot, Treed, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
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Days on Market	4
Zoning	R-CG
HOA Fees	60
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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