

# \$812,500 - 51 Scenic Park Crescent Nw, Calgary

MLS® #A2225501

**\$812,500**

3 Bedroom, 3.00 Bathroom, 2,061 sqft

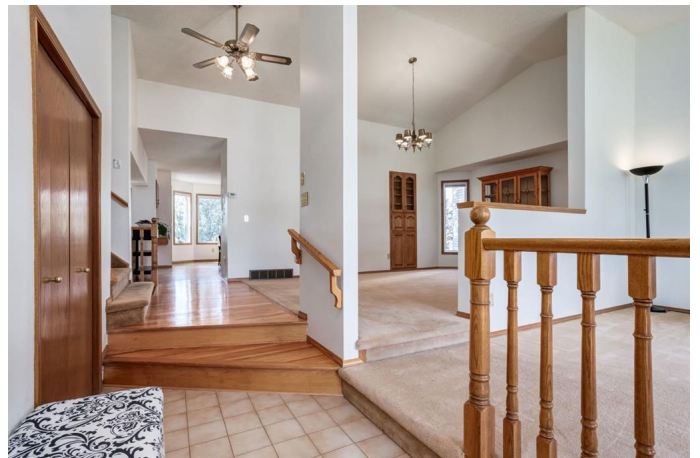
Residential on 0.16 Acres

Scenic Acres, Calgary, Alberta

Located on a quiet street in the desirable Scenic Acres community, this home offers a perfect blend of tranquility and convenience. Scenic Acres is known for its spacious green areas, family-friendly atmosphere, and serene environment, while still providing easy access to all of Calgary's amenities. The small green space in the front adds to the privacy and peaceful setting, while the green space with walk/bike paths in the back creates a private, natural oasis, perfect for outdoor activities and enjoying the views.

This home has been thoughtfully updated, with all the important work already taken care of, leaving you with peace of mind and room to add your personal touch. Step inside to the vaulted ceilings in the front entry, leading to the spacious living room and dining room, ideal for hosting family gatherings or entertaining guests. The original hardwood floors extend into the kitchen, which features a bright breakfast nook and large bay window overlooking the private backyard that backs onto the green space and trails.

The kitchen and large pantry overlook the family room with a cozy gas fireplace—the perfect spot to relax and unwind. A XL deck off the kitchen and family room let you sit and enjoy your private, landscaped backyard backing onto a park. Just off the family room, you'll find a powder room, mudroom, laundry room, additional storage and your



attached heated garage. Upstairs, the primary bedroom has views of your private backyard, the green space and peekaboo views of the valley below, while two additional bedrooms and a full bath provide ample space for family or guests.

The undeveloped basement is full of potential! Take advantage of the city approved development permit to add a suite. Featuring high ceilings, new utilities, and a separate entrance to the backyard, this space is perfect for creating an extended space for the family or a secondary living space, whether for extra income, guests, or multi-generational living.

With over \$140,000 spent on major upgrades, including new plumbing, triple-pane windows, roof, appliances and furnace, this home is ready for you to move in and make it your own. Whether you're a family looking for a spacious home, a professional seeking easy access to both work and nature, or a nature enthusiast who loves to explore nearby trails, 51 Scenic Park Crescent is the perfect fit. Don't miss out! schedule your showing today!

Built in 1987

**Essential Information**

MLS® #	A2225501
Price	\$812,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,061
Acres	0.16
Year Built	1987
Type	Residential
Sub-Type	Detached

Style	2 Storey Split
Status	Active

### Community Information

Address	51 Scenic Park Crescent Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1R8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Jetted Tub, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Unfinished, Walk-Out

### Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot, See Remarks, Sloped Down, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	25
Zoning	R-CG
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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