



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

254 Scenic View Close NW
Calgary, Alberta

MLS # A2264431



\$849,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,090 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Walk-In Closet(s)		

Inclusions: Electric Fireplace, Flower Beds, 2 Garage Remotes, Mail Key and Swing Set

VIRTUAL OPEN HOUSE IG LIVE SUNDAY OCTOBER 19TH 1:30PM-2PMIN-PERSON OPEN HOUSE SUNDAY OCTOBER 19TH 2PM-4PM*** Welcome to this beautifully updated two-storey detached home with a double attached garage in the highly desirable community of Scenic Acres! Offering over 2,000 sq. ft. of developed living space, this home combines modern updates with a warm, inviting feel. The main level has been fully renovated and showcases luxury vinyl plank flooring with a 12 Oaks Floorscore throughout. The heart of the home is the custom Merit kitchen, featuring Acacia solid wood butcher block counters—a true showstopper for any home chef! Upstairs, you’ll find three spacious bedrooms, including a large primary suite with elegant double doors and a newly renovated walk-in closet. Notable updates include roof shingles (2019), hot water tank (2018), and a new dryer (2025), ensuring peace of mind for years to come. Nestled on a quiet street, just half a block from a beautiful green space, this home is perfectly located close to top-rated schools such as Monsignor E.L. Doyle School (K–6), École du Nouveau-Monde (K–6), and Scenic Acres School (K–5). You’re also just minutes away from the Crowfoot C-Train Station and all the amenities of Crowfoot Crossing—including restaurants like Joey, Cactus Club, The Keg, plus Safeway, Co-op, and Cineplex Odeon. ? Move-in ready, tastefully renovated, and ideally located—this Scenic Acres gem is one you won’t want to miss!