



**131 Scenic Glen Crescent NW
Calgary, Alberta**

MLS # A2296318



\$699,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,049 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Level, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Air conditioner, Mini Fridge, Shed and Electric Fireplace

*** OPEN HOUSE SATURDAY MARCH 28TH & SUNDAY MARCH 29TH 12:00 PM - 2:00 PM *** Fully renovated and quietly positioned in one of NW Calgary's most established neighbourhoods, this is the kind of home that rarely comes up truly complete, where the work is done properly and nothing feels overlooked. Taken down to the studs in 2016, the home was rebuilt with a bright, open layout that reflects how people actually live today. Natural light moves effortlessly through the main level, connecting the living, kitchen, and dining spaces into one cohesive, functional environment. The layout delivers where it matters: 3 bedrooms and 3 full bathrooms, with no wasted space and a natural flow between levels. It's efficient, comfortable, and designed to work long term. Just off the main floor, a private balcony extends your living space outdoors, an easy, elevated spot for morning coffee or a quiet wind down at the end of the day without stepping away from the heart of the home. Outside, everything is already handled. The backyard was fully completed in 2025, giving you a finished outdoor space. Alley access adds flexibility, and the double attached garage keeps daily life practical year-round. Quick access to Stoney Trail keeps the entire city within reach, while the home itself remains tucked into a quiet, established pocket known for its stability, mature surroundings, and proximity to transit and everyday amenities.