



**19 Scenic Green NW  
Calgary, Alberta**

**MLS # A2296929**



**\$700,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,770 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters		

**Inclusions:** n/a

\*\*\*OPEN HOUSE SATURDAY & SUNDAY ( MARCH 28 & 29) 2-4 PM\*\*\*Perfectly situated across from a peaceful park, this Scenic Acres home offers the rare combination of a prime, quiet location and a thoughtfully designed floor plan. Sunlight pours through the bay windows into the main floor, highlighting the inviting living room and spacious formal dining area. The kitchen features updated cabinets, quality stainless steel appliances, granite countertops and a sunny breakfast nook with a bay window overlooking the private, treed backyard. In the adjoining family room, a cozy wood-burning fireplace creates an inviting atmosphere, while an upgraded sliding door leads directly to the outdoor space, creating a seamless indoor-outdoor flow. Solidly built and carefully updated over the years, this home combines original quality with essential modern comforts, including a newer furnace (2022), a replaced kitchen window and family room sliding door, while the remaining windows are original, high-quality Pella windows. The upper level is designed for comfort, featuring a spacious primary suite with a walk-in closet and an ensuite updated with a newer vanity, toilet and professional reglazing of the bathtub. Two additional bedrooms share a 4 piece bathroom, which has also been refreshed with a newer vanity and toilet. The fully finished basement offers a large recreation room and a generous storage area for all your seasonal needs. With quick access to Crowfoot Crossing, the YMCA, the LRT, Nose Hill Park, the Bow River Pathway, Crowchild Trail, Stoney Trail and schools, this home perfectly combines functional updates with an unbeatable location.