

# \$829,900 - 75 Scenic Glen Crescent Nw, Calgary

MLS® #A2213391

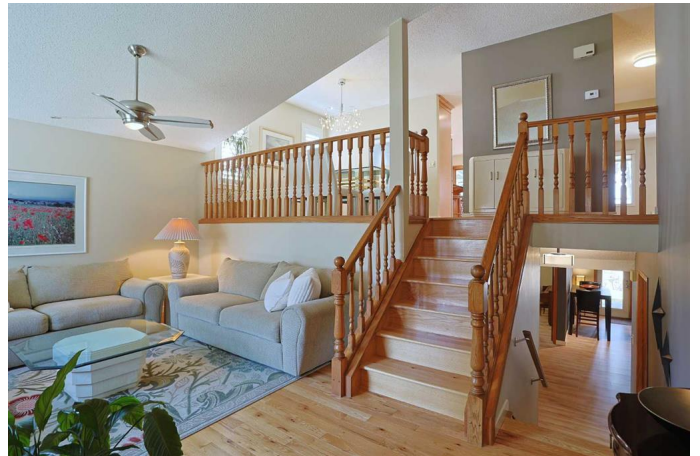
**\$829,900**

5 Bedroom, 3.00 Bathroom, 1,486 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

Backing onto a winding wooded ravine & walking trails is where youâ€™ll find this lovingly maintained split-level home here in the popular family community of Scenic Acres. Offering a total of 5 bedrooms & over 2500sqft of comfortable living, this fantastic 4-level split enjoys hardwood & vinyl plank floors, 3 full bathrooms, sunny eat-in kitchen with granite counters & private backyard with towering mature trees. Youâ€™ll just love the family-friendly design of this warm & inviting home, with its spacious living room with soaring vaulted ceilings, hardwood floors & plantation shutters. Overlooking the living room is the gracious dining room, which leads into the maple kitchen with bay window & loads of cabinet space, pantry with pull-out drawers & access onto the 300+sqft balcony which is partially covered with a plexiglass sunroof. The white & stainless steel appliances include Samsung fridge & stove/convection oven & Kenmore Elite microwave/hoodfan. Tucked away from the kitchen & dining room are 3 great-sized bedrooms â€“ all with hardwood floors, & 2 full baths â€“ both with quartz-topped vanities; the primary bedroom has a walk-in closet, ensuite with shower & its own private access onto the balcony. The 3rd level walkout â€“ with vinyl plank floors, is beautifully finished with 2 more bedrooms, bathroom with shower & terrific rec room with wet bar, brick-facing fireplace with Enviro E30GI Gas Insert & built-in bookcases. Thereâ€™s also a large laundry/utility room



with built-in cabinets, LG washer/dryer & access into the heated 2 car garage. The unspoiled 4th level â€” currently used for storage, would also make a great future office or exercise room. The backyard is fully fenced & landscaped, & comes complete with a storage shed, stamped concrete patio, gardens & gate to the ravine. Outstanding location within minutes to all neighbourhood schools & Crowchild Twin Arenas, easy access to Crowfoot Centre & LRT, & both Crowchild & Stoney Trails to take you to major retail centers & hospitals, University of Calgary & downtown.

Built in 1984

### **Essential Information**

MLS® #	A2213391
Price	\$829,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	75 Scenic Glen Crescent Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1K3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Recreation Room
Has Basement	Yes
Basement	Exterior Entry, Partially Finished, Walk-Out, Partial

## Exterior

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Views
Roof	Clay Tile
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.