

# \$849,900 - 254 Scenic View Close Nw, Calgary

MLS® #A2264431

**\$849,900**

3 Bedroom, 3.00 Bathroom, 2,090 sqft  
Residential on 0.11 Acres

Scenic Acres, Calgary, Alberta

\*\*\*VIRTUAL OPEN HOUSE IG LIVE SUNDAY OCTOBER 19TH 1:30PM-2PM\*\*\*IN-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 locatedâ€”this Scenic Acres gem is one you wonâ€™t want to miss!

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264431    |
| Price          | \$849,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,090       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 254 Scenic View Close Nw |
| Subdivision | Scenic Acres             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 1Y5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Walk-In Closet(s)                                         |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other, Private Yard                       |
| Lot Description   | Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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