

# **\$699,900 - 27 Scotia Point Nw, Calgary**

MLS® #A2205074

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,516 sqft

Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Welcome to this 3 Bedroom, 3.5 Bathroom two-storey home in Scenic Acres, offering over 2,000 sq ft of developed living space. Highlights include LVP throughout the whole house !! NO CARPET !! A bright Walkout Basement, fully fenced and landscaped backyard, upper-level Bonus Room with fireplace, double attached garage, and a newly renovated Kitchen with elegant quartz countertops.

The Main Floor features a spacious Living Room with a large picture window that brings in plenty of natural light. Adjacent is a dedicated Dining Room with access to the Deck overlooking the backyard. The well appointed Kitchen boasts brand new quartz countertops, newer backsplash, and a central Island with a convenient Breakfast Bar—ideal for casual meals with your family. A Half Bath with Laundry unit completing this level.

Upstairs offers flexibility with a generous Bonus Room with a cozy Gas Fireplace, perfect for work or relaxation. With an east-facing front, this space enjoys beautiful morning light throughout the day. The Primary Bedroom includes a private 4-piece Ensuite Bath and a Walk-In Closet. Two additional Bedrooms and another full Bathroom complete the upper floor with comfort and versatility.

The fully finished Walkout Basement adds valuable living space, filled with natural light



and direct access to the backyard. A large Game Room offers endless potential for a home gym, media room, or guest area. A full Bathroom rounds out this level, enhancing its functionality.

Step outside to enjoy the landscaped and fully fenced backyard, featuring lower Patio, and Fire Pit. Walking distance to Monsignor EL Doyle Elementary School and Scenic Acres School. Located close to parks, shopping, and major roadways, this Scenic Acres home blends comfort, space, and lifestyle. Book your showing today!

Built in 1996

**Essential Information**

MLS® #	A2205074
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,516
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	27 Scotia Point Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2B1

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Other
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	91
Zoning	R-CG

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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