

# \$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 | 27               |
| Zoning         | R-CG             |

### **Listing Details**

|                |  |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--|

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