

\$485,000 - 76 Scotia Landing Nw, Calgary

MLS® #A2087807

\$485,000

3 Bedroom, 3.00 Bathroom, 1,099 sqft

Residential on 0.09 Acres

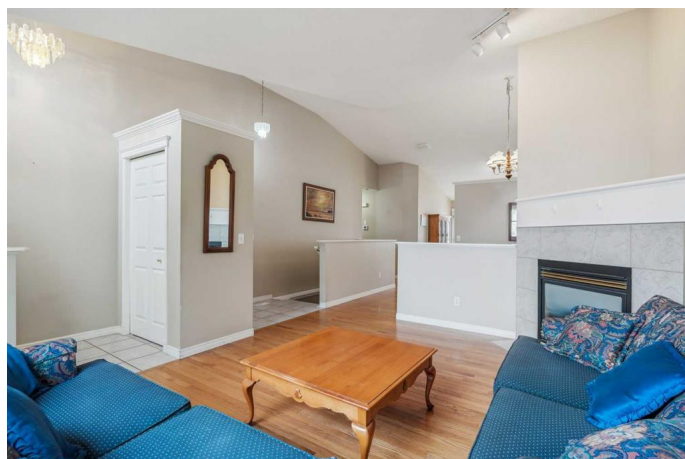
Scenic Acres, Calgary, Alberta

Welcome to this spacious villa with 3 bedrooms- 2 on the main & one in the lower plus an attached double garage.. On the main level is a good-sized living room/dining room featuring vaulted ceilings & a gas fireplace in the LR. The kitchen at the back of the home has a sunny breakfast nook & a garden door opening to the west deck. There are 2 bedrooms, with the primary bedroom having a 3 piece ensuite & walk-in closet. The main 4 piece bath also contains the laundry area. The basement is developed with high ceilings & boasts a large bedroom & huge rec room. Additionally there is a flex room which could be used as an office or hobby room & a 4 piece bath. This home has a newer furnace & AC. Its a perfect retirement home or for a small family, close to shopping, LRT station, Library, restaurants , rec center & a short drive to the mountains. Great find in this very desirable Community of Scenic Acres!

Built in 1999

Essential Information

MLS® #	A2087807
Price	\$485,000
Sold Price	\$497,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,099



Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	76 Scotia Landing Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2K2

Amenities

Amenities	Laundry, Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Storage
Appliances	Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	November 17th, 2023
Days on Market	31
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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