

# **\$659,900 - 220 Scimitar Heath Nw, Calgary**

MLS® #A2145064

**\$659,900**

3 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.14 Acres

Scenic Acres, Calgary, Alberta

First time offered by original owners! These ridge villas in the great community of Scenic Acres don't come to the market very often. This fully finished 3-bedroom, 2.5 bathroom walkout bungalow villa offers over 2900 sq. feet of living space. One of the best South West views in Calgary, you have an unobstructed 180 view of the majestic Rocky Mountains to the skyline of downtown Calgary, with the Bow River Valley and Canada Olympic Park with ski runs as a center piece! You get all of this from the serenity of your living room, primary bedroom and lower-level family/rec room. The grandeur of Calgary is always with you. The view comes with a well-designed spacious home featuring 9' ceilings on both levels and a cathedral ceiling in the main floor living and dining room, creating a spacious airy atmosphere. As you step into the entrance you will notice the openness and extra light from the sky light. A convenient den is off the entrance, ideally located for work from home, away from the main living area. Ahead is the open living area with a functional eat-in kitchen for those casual meals. The dining/living rooms share a 3-way gas fireplace that provides a warm backdrop to your dining experience and a cozy relaxing environment for conversations or reading/reflecting in the living room. The Primary suite has a large view window, a huge 5-piece ensuite and a walk-in closet with organizer. The main level is completed with a spacious 2-piece bathroom and a large



laundry room with space for a freezer and storage. The lower level features a huge family/recreation/games room with a gas fireplace and a walkout to a patio. Two additional bedrooms and a 4-piece bath make this great home a wonderful place for family and friends. Some updates include triple glazed windows, except for the 2 lower bedrooms, a high efficiency furnace (2022), new dishwasher and microwave. The clay tile roofs in the complex are a replacement for the original roofs and have a long service life. Located in a vibrant part of Calgary, there are a complete range of readily accessible amenities and services including, all levels of schools plus French and Spanish options, University of Calgary, SAIT, a wide spectrum of churches, Foothills Medical Centre, Children's Hospital, Crowfoot Centre and Northwest Market Mall shopping, many professional and medical services, banks, LRT with local feeder busses, many fine dining and fast-food options, Canada Olympic Park, a golf course and easy access to Stoney Trail and #1 Hwy to Canmore/Banff. This home with all it has to offer could be your new home!

Built in 2000

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2145064    |
| Price          | \$659,900   |
| Sold Price     | \$598,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,495       |
| Acres          | 0.14        |
| Year Built     | 2000        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Bungalow, Side by Side |
| Status   | Sold                   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 220 Scimitar Heath Nw |
| Subdivision | Scenic Acres          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3L 2E1               |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking                                     |
| Parking Spaces | 2                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings                                                  |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                                             |
| Cooling           | None                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                    |
| Fireplaces        | Family Room, Gas, Living Room, Mantle, Raised Hearth, Three-Sided, Tile                                                                                              |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                                                                                             |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line                                      |
| Lot Description   | Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers |
| Roof              | Clay Tile                                                            |
| Construction      | Stucco, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 5th, 2024  |
| Date Sold      | July 20th, 2024 |
| Days on Market | 15              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 60.00           |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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