

\$599,900 - 106 Scimitar Heath Nw, Calgary

MLS® #A2156380

\$599,900

3 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Welcome to this charming half-duplex Bungalow featuring 1+2 Bedrooms, 1 Den, and 2.5 Bathrooms, offering 2,487 square feet of refined living space in the desirable community of Scenic Acres!

| Recent Upgrades in 2021 included: Luxury Vinyl Flooring, New Windows on the Main, all new Window coverings, Backsplash tile, Counters, Faucet, Sink, Stainless steel Appliances, some light fixtures, A/C, Furnace, Hot Water Tank, Insulation in Attic & Garage, Garage opener, Newly painted throughout.

| Corner Unit

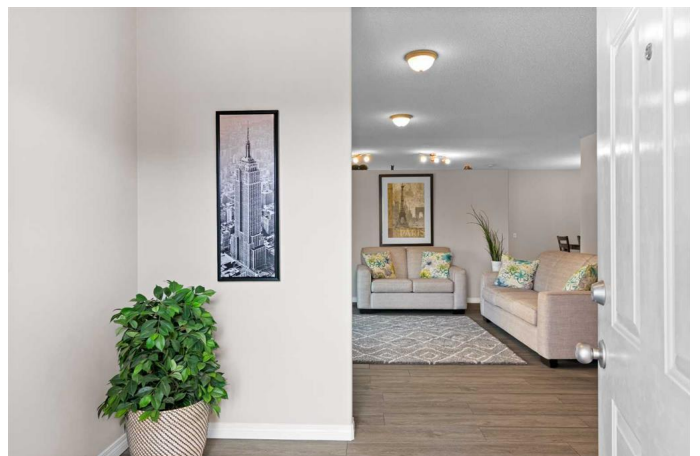
| Sunny South Front Exposure

| 9'™ High Ceiling on the Main and Basement

| Skylights in the Ensuite Bath

| Double attached & Insulated Garage

Are you looking for the Bungalow that you can just move in without needing the repair or upgrades. Don't miss this perfect Bungalow for you: 9-foot high ceilings and Luxury Vinyl Flooring extending throughout the Main floor. The inviting and spacious Living room boasts a bay window. The Kitchen is equipped with stainless steel appliances and stylish new backsplash tiles, and it seamlessly connects to the formal Dining room. There is also a Nook area with access to the Backyard through a convenient sliding door. The Primary bedroom features a bay window overlooking the Backyard, a large closet with organizers, and a



4 pc Ensuite Bath with a Skylight. This floor is completed by a half Bath and a good-sized Den ideal for a home office. The finished Basement also features 9-foot high ceilings and offers ample space in the Family room, which includes a three-sided gas fireplace. Two additional spacious bedrooms and a 4 pc Bath.

Enjoy the benefits of air conditioning during the summer months and outdoor living in the beautifully landscaped Backyard.

This home is conveniently located near walking paths and green spaces, with proximity to Scenic Acres Park, Baker Park, Bowness Park, playgrounds, and dining options. Easy access to Stoney Trail adds to the convenience.

Built in 2002

Essential Information

MLS® #	A2156380
Price	\$599,900
Sold Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	106 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	Double Garage Attached

Interior

Interior Features	High Ceilings, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Corner Lot, Landscaped
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 29th, 2024
Days on Market	20
Zoning	DC (pre 1P2007)
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

Jessica Chan Real Estate & Management Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.