

# \$650,000 - 241 Scotia Point Nw, Calgary

MLS® #A2168369

## \$650,000

3 Bedroom, 4.00 Bathroom, 1,580 sqft  
Residential on 0.09 Acres

Scenic Acres, Calgary, Alberta

Located in the sought-after, family-friendly community of Scenic Acres, this inviting two-storey home sits on a cul-de-sac. With over 2,200 square feet of developed living space, this 3-bedroom, 3.5-bathroom property boasts both comfort and convenience. It also offers a double attached garage and numerous recent upgrades. Upon entering, you're greeted by a spacious foyer with hardwood flooring that extends throughout the main level. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating a perfect flow for both everyday living and entertaining. Natural light pours in through the large windows, filling the space with warmth. The white kitchen is a highlight, featuring an island with seating, ample cupboard and counter space, and a corner pantry. Completing the main level are a two-piece bathroom and laundry. Upstairs, the expansive primary retreat offers a tranquil space to unwind, with a walk-in closet and a spa-like ensuite. The ensuite features a stone countertop, dual sinks, and a shower. Two additional bedrooms share a well-appointed four-piece bathroom, while the bonus room offers a cozy atmosphere with its gas fireplace, perfect for relaxing. The fully finished basement provides a spacious rec room, an additional three-piece bathroom, and extra storage space. Outside, the backyard includes a new composite deck, perfect for summer gatherings, surrounded by mature aspen trees that add privacy and shade. Recent updates to



the home include fresh paint throughout, upgraded light fixtures, and a new garage door. Other important upgrades include a new roof in 2018, new windows in 2015, and a new furnace installed the same year. Scenic Acres offers an exceptional lifestyle, with a five-minute walk to the community center, Scenic Acres School, multiple parks and other nearby schools. The Crowfoot LRT station, Crowfoot Crossing shops and restaurants, the Melcor YMCA, and Crowfoot Library are just a short 15 minute walk or 5 minute drive away. With easy access to Stoney Trail and Crowchild Trail, and only a 10-minute drive to Baker Park and the Bow River, this location is hard to beat. Take advantage of your opportunity to see this incredible property in personâ€”book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 1997

### Essential Information

MLS® #	A2168369
Price	\$650,000
Sold Price	\$660,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,580
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	241 Scotia Point Nw
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Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2B1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Workshop in Garage

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run
Lot Description	Cul-De-Sac, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2024
Date Sold	October 11th, 2024
Days on Market	15
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	Real Broker
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