

# \$990,000 - 313 Scandia Bay Nw, Calgary

MLS® #A2211187

**\$990,000**

4 Bedroom, 4.00 Bathroom, 2,521 sqft

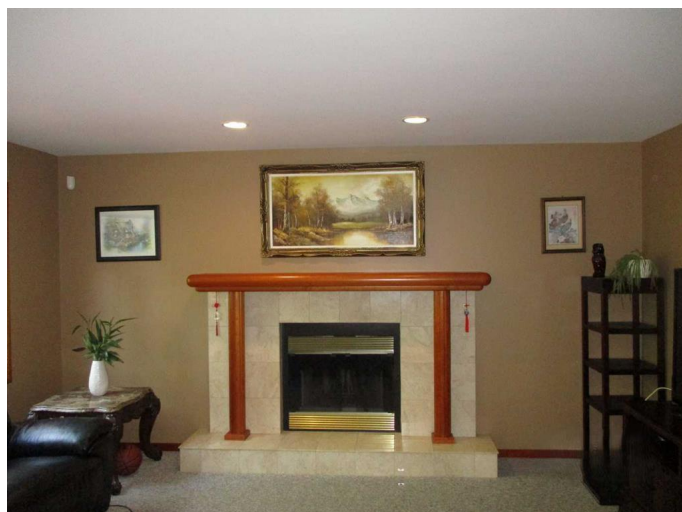
Residential on 0.24 Acres

Scenic Acres, Calgary, Alberta

Located in one of NW Calgary's most desirable communities, Scenic Acres, this beautiful estate home offers outstanding value for families seeking space and comfort. Set on a generous pie-shaped corner lot, the property boasts excellent curb appeal, added privacy, and enhanced accessibility thanks to its prime location in a quiet cul-de-sac. Inside, the home offers over 2,500 sq. ft. (RMS) of well-designed living space across two levels, plus a fully finished basement of approximately 1200 sq. ft. - perfect for a growing family. It features four spacious bedrooms and a thoughtfully planned layout that's ideal for both everyday living and entertaining. Extensive high-end materials and exceptional craftsmanship displayed by the builder, creating a refined yet welcoming atmosphere. The double garage is tucked to the side for both convenience and visual appeal, completing this truly impressive home in a fantastic neighborhood. The backyard is beautifully landscaped and features a large patio surrounded by mature trees, offering a peaceful and private setting. Newer water tank installed last year. Disclosure: property has poly-B piping as reflected in selling price. Tenant's rights apply as property is currently tenant occupied. Latest move out date is August 31, 2025.

Built in 1990

## Essential Information



MLS® #	A2211187
Price	\$990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,521
Acres	0.24
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	313 Scandia Bay Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1T7

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, 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	2
Fireplaces	Gas, Living Room, Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot
Roof	Concrete, Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	9
Zoning	R-CG

**Listing Details**

Listing Office	Realty Link Management.Services Ltd.
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