

\$574,900 - 7 Scotia Landing Nw, Calgary

MLS® #A2261763

\$574,900

2 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Welcome to this fantastic bungalow villa in the exclusive community of Scenic Acres Villasâ€” within walking distance to the LRT. This fully finished home, with a double garage, is drenched in natural light and showcases soaring vaulted ceilings, three full bathrooms, and a sunny south-facing backyard with an extended deck and gas BBQ hook-up, perfect for enjoying warm afternoons. The main floor features gleaming hardwood laid on the diagonal, a bright office or den that could also serve as a second sitting room, and an expansive living room with vaulted ceilings and a cozy gas fireplace. The dining room is generous in size, making it ideal for family gatherings, while the eat-in kitchen offers upgraded appliances including an Ultraline gas stove, abundant granite counters, and a clever pull-out wood table that tucks away when not in use. The primary bedroom is a retreat with its walk-in closet and spa-like ensuite with heated floor, complete with an oversized shower offering jets, colour therapy, and sound system. A convenient laundry nook with washer, dryer, and storage completes this level. The fully developed lower level provides excellent additional living space with a large third bedroom, a spacious rec or games room with an electric fireplace, a full bathroom, and two separate storage rooms. Hobbyists will also love the impressive workshop with 220 wiring. Additional highlights include built-in central vacuum, storage shelving in the garage, no PolyB, nearby visitor parking, and



pet-friendly living with board approval. This exceptional property allows you to downsize without compromise in a bright, spacious villa in one of NW Calgary's most desirable locations.

Built in 1999

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2261763 |
| Price | \$574,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,208 |
| Acres | 0.10 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 7 Scotia Landing Nw |
| Subdivision | Scenic Acres |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 3K2 |

Amenities

| | |
|----------------|----------------------------------------|
| Amenities | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks |
|-------------------|-----------------------------------------------------------------------------------------------|

| | |
|-----------------|-----------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Electric, Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 2nd, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

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|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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