

\$1,075,000 - 15 Scandia Point Nw, Calgary

MLS® #A2206234

\$1,075,000

5 Bedroom, 3.00 Bathroom, 2,360 sqft
Residential on 0.16 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE April 5 & 6 1-3pm! Tucked away in a quiet cul-de-sac in the sought-after community of Scenic Acres, this expansive walkout bungalow offers over 4600 sq. ft. of thoughtfully designed living space.

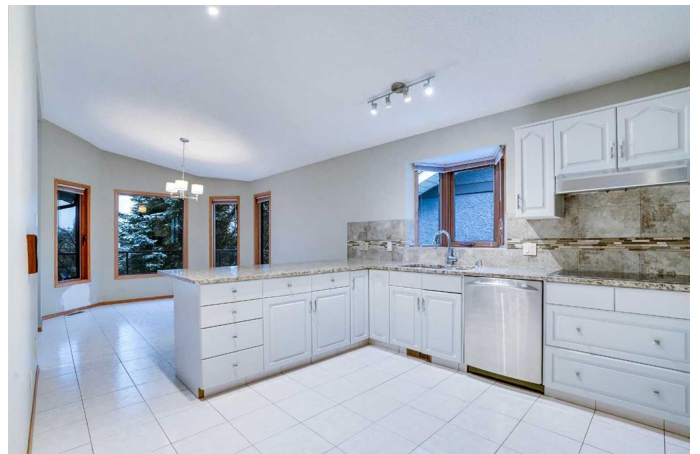
South-facing and backing directly onto lush green space, this home provides unparalleled privacy, direct park access, and stunning natural views.

A covered, enclosed veranda at the front of the home welcomes you inside. Step into the grand entrance, where a striking solid wood curved staircase leads to the walkout basement, setting the tone for the home's impressive design.

The main level boasts vaulted ceilings and three skylights, flooding the space with natural light. The layout is both functional and elegant, featuring granite countertops throughout, including the kitchen and all bathrooms. The home also offers multiple access points to the garage, with entries from different levels for added convenience.

The walkout basement is an entertainer's dream, featuring new carpet throughout, cold storage, and a rough-in for a bar—a perfect space for gatherings or future customization.

Outside, the beautifully landscaped backyard is a summer paradise, complete with two apple trees, an irrigation system, and frequent visits



from local wildlife. The direct access to the park makes it easy to enjoy walking paths, nature, and nearby tennis and basketball courts.

Comfort meets efficiency with tinted windows and central AC, keeping the home cool in the summer while maximizing energy savings.

This is a rare opportunity to own a one-of-a-kind bungalow in one of the city's most desirable locations.

Don't miss out—schedule your showing today!

Built in 1988

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206234 |
| Price | \$1,075,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,360 |
| Acres | 0.16 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 15 Scandia Point Nw |
| Subdivision | Scenic Acres |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 1T6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Front Drive, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bidet, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard, Awning(s), Fire Pit |
| Lot Description | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Treed, Underground Sprinklers, Views, Many Trees, Secluded |
| Roof | Concrete |
| Construction | Concrete, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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