

# \$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

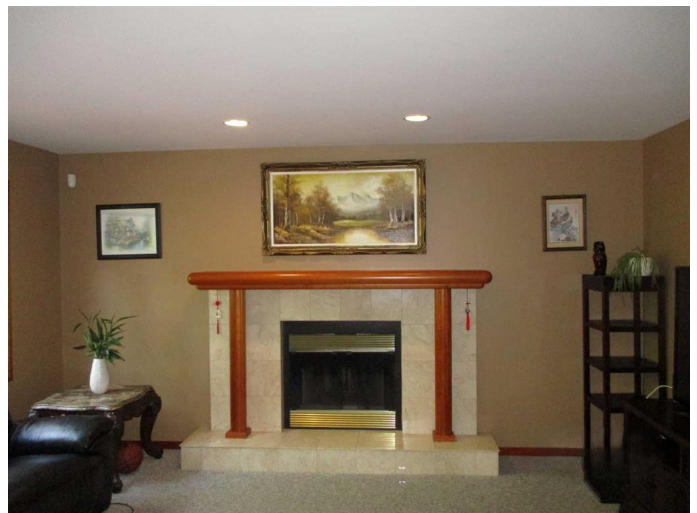
Located in one of NW Calgary's most desirable communities, Scenic Acres, this beautiful estate home offers outstanding value for families seeking space and comfort. Set on a generous pie-shaped corner lot, the property boasts excellent curb appeal, added privacy, and enhanced accessibility thanks to 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.

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        | Basement, Gas, Living Room, Wood Burning                                                        |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### Exterior

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 22               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Realty Link Management.Services Ltd. |
|----------------|--------------------------------------|

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