

# \$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 | 17                |
| Zoning         | R-CG              |

## Listing Details

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

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