

# \$750,000 - 25 Scotia Point Nw, Calgary

MLS® #A2269474

**\$750,000**

5 Bedroom, 4.00 Bathroom, 1,717 sqft  
Residential on 0.10 Acres

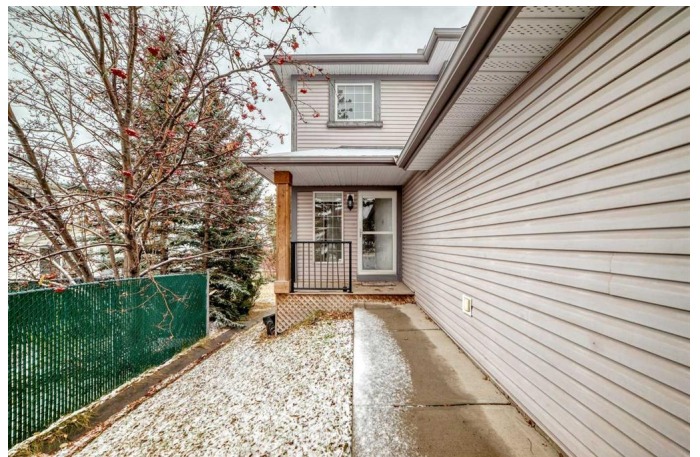
Scenic Acres, Calgary, Alberta

Beautifully Upgraded Walk-Out Home in Scenic Acres!

Nestled on a quiet street in the desirable community of Scenic Acres, this spacious 2-storey home offers over 2,500 sq. ft. of living space with a brand-new fully developed walk-out basement. The main level features a bright open layout with a renovated kitchen boasting granite countertops, modern cabinets, modern vinyl flooring, and upgraded stainless steel appliances. Upstairs offers three generous bedrooms, including a primary suite with a private 4-piece ensuite. The newly developed walk-out basement adds incredible value, showcasing a brand-new kitchen, two spacious bedrooms, and a stylish new bathroom – perfect for extended family or potential rental income.

Enjoy a sunny west-facing backyard, beautifully landscaped and fully fenced, complete with a new deck ideal for outdoor gatherings.

Just a five-minute walk to schools, parks, and Crowfoot LRT, this move-in-ready home is vacant and available for quick possession. Don't miss this rare opportunity – unbeatable value in a fantastic location!



Built in 1995

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2269474  |
| Price  | \$750,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,717       |
| Acres          | 0.10        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 25 Scotia Point Nw |
| Subdivision | Scenic Acres       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3L2B1             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                           |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full                                                                                                                                            |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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