

# \$650,000 - 250 Scotia Point Nw, Calgary

MLS® #A2238931

## \$650,000

4 Bedroom, 4.00 Bathroom, 1,527 sqft

Residential on 0.10 Acres

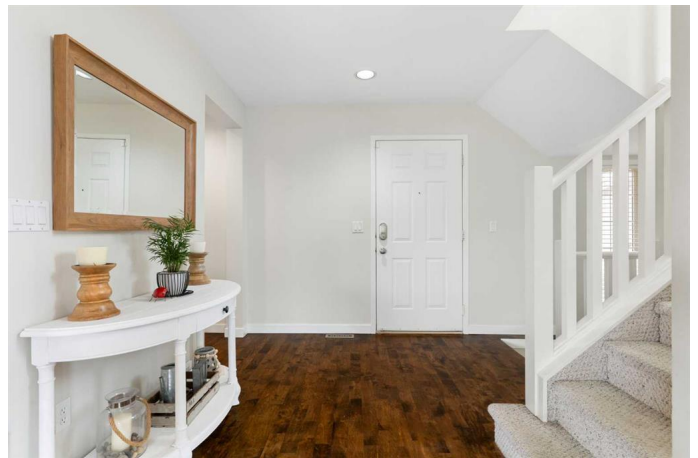
Scenic Acres, Calgary, Alberta

Welcome to Scenic Acres – one of NW Calgary's most sought-after communities, where quiet streets, mountain views, and family-friendly vibes come together beautifully. Tucked away on a peaceful cul-de-sac, this spacious detached home is nestled on a generous pie-shaped lot that offers the kind of backyard space every family dreams of – whether it's for summer barbecues, kids' adventures, or simply relaxing under the stars.

Step outside onto the large two-tiered deck – perfect for entertaining, morning coffees, or keeping an eye on the kids as they enjoy the wide-open yard. There's room here for a trampoline, garden boxes, or even your future hot tub – the possibilities are endless.

Inside, the heart of the home is a bright and welcoming island kitchen, featuring granite countertops, plenty of cabinets, a corner pantry, and a layout that flows seamlessly into the dining area and cozy living room with a gas fireplace. Whether you're making a weeknight dinner or hosting holiday brunch, there's space and style to do it all.

Upstairs, you'll find three bedrooms, including a spacious primary suite complete with a walk-in closet and a 4-piece ensuite. It's the kind of retreat parents will love after a busy day. And with 3.5 bathrooms in total, busy mornings will run smoothly for everyone.



The fully developed basement offers even more space to grow into, with a large rec room (think movie nights, playroom, or home gym), a fourth bedroom, 4-piece bathroom, and a separate laundry room – tucked away and practical.

Worried about the big-ticket items? You'll be happy to know this home has seen some smart updates: a newer furnace, newer hot water tank, no poly-b plumbing pipes, newer dishwasher, fresh paint, and even solar panels to help lower those utility bills and your carbon footprint.

Top it all off with a double attached garage and you've got a home that checks all the boxes – space, location, functionality, and a few thoughtful extras that make it stand out.

Scenic Acres is loved for its welcoming feel, excellent schools (the elementary school and the Catholic school are both just a 5 minute walk from this home), parks, and easy access to Crowfoot, C-Train station (a 10 minute walk from this home), and major routes. If you're looking for a move-in ready family home in a quiet spot with a big backyard and room to grow, this might just be the one.

Come see it for yourself – and picture your family's next chapter right here.

Built in 1997

## Essential Information

MLS® #	A2238931
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,527
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	250 Scotia Point Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2B1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 11th, 2025

Days on Market            1

Zoning                        R-CG

### **Listing Details**

Listing Office               RE/MAX House of Real Estate

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