

# \$1,080,000 - 313 Scandia Bay Nw, Calgary

MLS® #A2228876

**\$1,080,000**

4 Bedroom, 4.00 Bathroom, 2,521 sqft

Residential on 0.24 Acres

Scenic Acres, Calgary, Alberta

This exceptional two-storey estate home is nestled in the desirable Scenic Acres community, offering a blend of elegance and functionality. With 4 spacious bedrooms, 3.5 bathrooms, and a fully finished basement, the property provides ample space for family living and entertaining. Set on a generous pie-shaped lot, the property boasts excellent curb appeal, added privacy, and enhanced accessibility thanks to its prime location in a quiet cul-de-sac. Once you step inside the home the foyer welcomes you with high ceilings and abundant natural light, setting the tone for the rest of the home. It offers over 2,500 sq. ft. of well-designed living space across two levels, plus a fully finished basement of approximately 1043 sq. ft. â€”perfect for a growing family. Thoughtfully planned layout thatâ€™s ideal for both everyday living and entertaining. Two furnaces ensure optimal heating and two hot water tank provide consistent and reliable hot water supply. 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. The community is well-served by top-rated schools and is conveniently located near shopping centers, restaurants, and the Crowfoot LRT Station, providing easy access to downtown. This is an exceptional opportunity to own a fully loaded



family home in one of Northwest Calgary's most sought-after neighborhoods. Move-in ready and built to last.

Built in 1990

**Essential Information**

MLS® #	A2228876
Price	\$1,080,000
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**

Amenities	Park, Playground
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	Gas, Living Room, Wood Burning, Basement
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	June 6th, 2025
Days on Market	40
Zoning	R-CG
HOA Fees	64
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Realty Link
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