

# \$1,075,000 - 15 Scandia Point Nw, Calgary

MLS® #A2206234

**\$1,075,000**

5 Bedroom, 3.00 Bathroom, 2,360 sqft  
Residential on 0.16 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE April 5 & 6 1-3pm! Tucked away in a quiet cul-de-sac in the sought-after community of Scenic Acres, this expansive walkout bungalow offers over 4600 sq. ft. of thoughtfully designed living space.

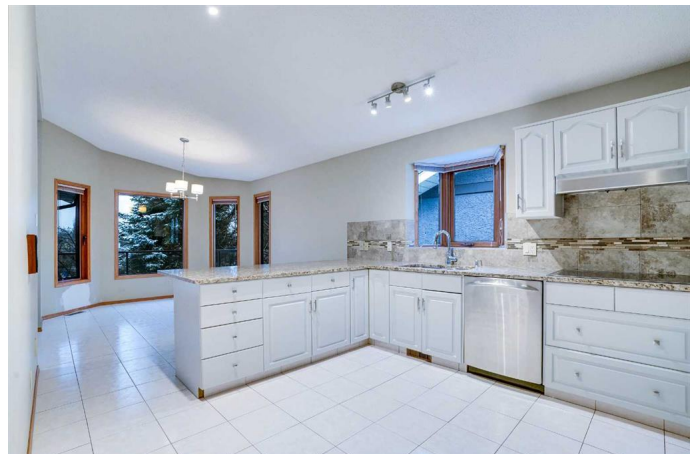
South-facing and backing directly onto lush green space, this home provides unparalleled privacy, direct park access, and stunning natural views.

A covered, enclosed veranda at the front of the home welcomes you inside. Step into the grand entrance, where a striking solid wood curved staircase leads to the walkout basement, setting the tone for the home's impressive design.

The main level boasts vaulted ceilings and three skylights, flooding the space with natural light. The layout is both functional and elegant, featuring granite countertops throughout, including the kitchen and all bathrooms. The home also offers multiple access points to the garage, with entries from different levels for added convenience.

The walkout basement is an entertainer's dream, featuring new carpet throughout, cold storage, and a rough-in for a bar—a perfect space for gatherings or future customization.

Outside, the beautifully landscaped backyard is a summer paradise, complete with two apple trees, an irrigation system, and frequent visits



from local wildlife. The direct access to the park makes it easy to enjoy walking paths, nature, and nearby tennis and basketball courts.

Comfort meets efficiency with tinted windows and central AC, keeping the home cool in the summer while maximizing energy savings.

This is a rare opportunity to own a one-of-a-kind bungalow in one of the city's most desirable locations.

Don't miss out—schedule your showing today!

Built in 1988

### Essential Information

MLS® #	A2206234
Price	\$1,075,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,360
Acres	0.16
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	15 Scandia Point Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1T6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Oversized
# of Garages	2

## Interior

Interior Features	Bidet, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Awning(s), Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Treed, Underground Sprinklers, Views, Many Trees, Secluded
Roof	Concrete
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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