

# \$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€”just steps from bus stops and within walking distance to the LRT. This fully finished home 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, 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, 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 Northwest 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	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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