

\$599,900 - 31 Scimitar Heath Nw, Calgary

MLS® #A2199504

\$599,900

3 Bedroom, 3.00 Bathroom, 1,311 sqft
Residential on 0.11 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE SUN, MARCH 23

1:00PM-2:30PM | Welcome to this beautifully updated 3-bedroom, semi-detached condo in the highly sought-after Scenic Acres! This charming home offers a fantastic location with quick access to major routes including Nose Hill Drive, 16th Avenue, Crowchild Trail, and Stoney Trail. A short drive brings you to the Crowfoot Shopping Centre, providing all the convenience you need.

As you enter, you're greeted by a spacious foyer leading into an inviting, open-concept living space. The updated kitchen features freshly painted cabinet doors and a granite sink, complemented by new vinyl flooring, and a modern coating on the kitchen countertops. Enjoy vaulted ceilings in the dining and living rooms, creating a bright, airy feel throughout. The 3-sided fireplace adds a cozy touch, perfectly separating the dining room from the living room.

The master bedroom is a true retreat, boasting a fully renovated ensuite with a double vanity, quartz countertops, and a stunning tiled shower with a sleek sliding glass door. The main level also includes a convenient 2-piece powder room with laundry.

Downstairs, the walk-out basement offers even more space to enjoy, with two spacious bedrooms, a 4-piece hall bath, and a massive storage room. The large recreation room



features a rough-in for a wet bar sink, ideal for entertaining. With 9' ceilings and a boiler system for in-floor heating, this basement is both comfortable and functional.

Enjoy outdoor living with both an upper deck and lower patio, each equipped with gas line connections for your BBQ. Recent updates abound, including a new hot water tank (Aug 2024), new stove (Oct 2024), new fridge (Oct 2024), new carpet on the main level, fresh paint, and triple-glazed windows (2024) on the main floor (except the kitchen window). The attic has been re-insulated to R-64, ensuring energy efficiency, while the double attached garage is insulated and drywalled.

This home offers the perfect blend of convenience, comfort, and style—don't miss your chance to make it yours!

Built in 2000

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2199504 |
| Price | \$599,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,311 |
| Acres | 0.11 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 31 Scimitar Heath Nw |
| Subdivision | Scenic Acres |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2C8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Central, Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Rectangular Lot |
| Roof | Clay Tile |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 27 |
| Zoning | DC |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office

RE/MAX House of Real Estate

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