

# \$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	33
Zoning	DC
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

RE/MAX House of Real Estate

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