



205 Scotia Point NW
Calgary, Alberta

MLS # A2301193



\$629,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this beautiful one owner home only a block from Monsignor EL Doyle Elementary School and the Scenic Acres Community Association and only a few blocks down from Crowfoot Station shopping and LRT station. With 3 bedrooms up and one in the basement, this is the ideal home for your young family complete with a natural gas FIREPLACE in the living room with FRENCH DOORS that open up to the dining room and the white kitchen. Complete with an island and a new dishwasher, this kitchen will be the centerpiece for making meals at home with the family. Upstairs there is a large primary bedroom with his and her closets along with two bedrooms and a 4 piece bath. The basement is tastefully FULLY FINISHED with a very large REC ROOM and a 4th bedroom. Make your move today to an affordable home with a DOUBLE ATTACHED GARAGE in Scenic Acres.