



65 Scotia Point NW
Calgary, Alberta

MLS # A2142308



\$765,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,979 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: central vaccum as is

Over \$30,000 in recents upgares : All pipese through out the house , master bedroom tub and flooring reno, new carpet etc
Location , Location, Location, walking distance to LRT station, quick access to highways (Stony and Crowchild) quiet street cul-de-sac, no public traffic, next to the green space / belt, close to , University of Calgary, shopping center, movie theater, banks, restaurants and more, nice big pie shape lot. The mountain view from sunroom and second story The terrace on second floor surrounded by privacy glasses The mature trees in backyard provide privacy plus fruit trees, fire pit, fireplace, new roof (2011), new water heater (2021), are some of the features of this beautiful homeMILLION \$ VIEW