63 Scimitar Heath NW

Calgary | Active | MLS® A2341457

$649,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1997**	**1,319 sq. ft.**

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Listed by eXp Realty

A closer look

Set in the established community of Scenic Acres, this bungalow offers the ease of main-floor living with a bright, spacious layout, a fully developed walkout lower level and plenty of room for family, guests or downsizing without giving up space. With 1,319 sq ft above grade, 3 bedrooms and 2.5 bathrooms, the home has a functional floor plan with generous room sizes and great natural light.

The main floor opens to a welcoming foyer and flows into a comfortable living and dining area highlighted by vaulted ceilings, large windows and a double-sided gas fireplace that can be enjoyed from both spaces. The living room features a bay of windows that captures elevated views across the neighbourhood, while the adjoining dining area provides plenty of space for entertaining.

The kitchen offers abundant cabinetry, granite countertops, a pantry and a practical layout with an adjoining breakfast nook. Large windows bring in plenty of natural light, making this a comfortable spot for casual meals or morning coffee.

Tucked away from the main living areas, the primary bedroom is impressively spacious with its own walk-in closet and 4-piece ensuite. Main floor laundry and a convenient powder room add to the everyday functionality of the home, along with direct access to the attached garage.

Downstairs, the fully developed walkout level adds an exceptional amount of usable living space. A large recreation room with a second fireplace and built-in cabinetry offers plenty of flexibility for a family room, media space or games area. Large windows and direct access outside help the lower level feel bright and open. Two generously sized bedrooms and a full 4-piece bathroom make this level ideal for family, overnight guests or a home office. There is also substantial storage and utility space.

Outside, enjoy a covered lower patio, upper deck and landscaped green space surrounded by mature trees. The elevated setting provides an open outlook across NW Calgary, with views toward WinSport visible from the home and seasonal Rocky Mountain views opening up through the trees during the winter months.

Scenic Acres is a great community for those who enjoy being outdoors, with parks, playgrounds and an extensive network of walking and biking paths close by. Quick access to Crowchild Trail, Stoney Trail and nearby amenities makes getting around the city easy.

Additional updates include a furnace and a 50-gallon hot water tank replaced in 2020, offering added peace of mind for the next owner.

A great opportunity to enjoy bungalow living, a fully developed walkout and a well-connected northwest Calgary location with schools, pathways, parks and everyday amenities all close to home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341457
Bedrooms	3
Bathrooms	3

Year Built	1997
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,319 sq. ft.
Main Level Finished Area:	1,319 sq. ft.
Below Grade Finished Area:	1,256 sq. ft.
Condo Fee:	$386.00
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Reserve Fund Contributions
Lot Area:	3,562 sq. ft.
Lot Frontage:	30'4"
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1997 (Age: 29)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2

Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9710257
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Double Sided, Gas, Living Room, Mantle, Recreation Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Westchester Pointe
Community:	Scenic Acres
Amenities:	None

Appliances:	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Foyer · 11'9" × 8'8" ·
Main Floor	Breakfast Nook · 10'6" × 7'3" ·
Main Floor	Kitchen · 10'11" × 10'6" ·
Main Floor	Dining Room · 16'6" × 11'1" ·
Main Floor	Living Room · 20'1" × 14' ·
Main Floor	Bedroom - Primary · 22'9" × 10'9" ·
Lower Level	Game Room · 24' × 21'9" ·
Lower Level	Bedroom · 13'10" × 10'6" ·
Lower Level	Bedroom · 14'5" × 10'6" ·
Lower Level	Storage · 25'11" × 17' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Wet Bar
Exterior Features:	Other
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Cul-De-Sac, Landscaped
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (pre 1P2007)

Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/63-scimitar-heath-nw-calgary-a2341457/

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