65 Scimitar Heath NW

Calgary | Active | MLS® A2344011

$649,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1997**	**1,317.88 sq. ft.**

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Listed by RE/MAX Realty Professionals

A closer look

Price Reduced! Low-maintenance bungalow living pairs with a finished walkout and a beautifully landscaped south backyard in the sought-after Westchester Pointe villa complex within Scenic Acres. Vaulted ceilings, hardwood flooring and abundant natural light give the main level an airy feel, while central AC keeps summer days comfortable. Prepare meals in the well-appointed kitchen, where stainless steel appliances, generous cabinetry and a pantry add everyday function, complemented by an adjacent breakfast nook and recessed lighting. Hosting flows naturally into the dining and living areas, anchored by a striking 3-sided fireplace that brings warmth and character to both spaces. Step onto the upper deck to barbecue, dine outside or settle into the shade beneath the retractable awning while overlooking COP and the mature greenery beyond. Retreat to the primary bedroom with its large walk-in closet and private ensuite, where a jetted soaker tub and separate shower make daily routines more comfortable. Convenient main-floor laundry and a powder room, reinforcing the ease of single-level living. Downstairs, 9' ceilings and large windows keep the finished walkout bright and inviting. Movie nights, games and gatherings have plenty of room in the expansive family room, complete with a second fireplace, extensive built-ins and a wet bar. 2 additional bedrooms accommodate guests, hobbies or home-office needs, while a 4-piece bathroom completes this level. Walk directly outside to the lower patio and lush landscaped surroundings, where mature trees, established gardens and lawn space lend a peaceful backdrop. A double attached insulated garage rounds out the practical side of the home, while the quiet complex setting places schools, shopping, public transit, pathways and major routes within convenient reach. With multiple indoor and outdoor living spaces and much of the exterior upkeep handled, this villa brings together the space of a full home with the easier lifestyle many bungalow buyers are looking for. Note: Induction oven, Murphy Bed in Family Room. Washer/Dryer 2 years old and 2 skylights. **ALL Poly-B will be removed with walls patched and painted , window ledges will be resanded, sealed and painted at the Seller's expense prior to Possession.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344011
Bedrooms	3
Bathrooms	3
Year Built	1997
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow-Villa
Total Living Area:	1,317.88 sq. ft.
Main Level Finished Area:	1,317.88 sq. ft.
Below Grade Finished Area:	1,279.8 sq. ft.
Condo Fee:	$386.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
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:	Central Air
Fireplaces:	2
Fireplace Details:	Dining Room, Gas, Living Room, Recreation Room, Three-Sided
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Westchester Pointe
Community:	Scenic Acres
Amenities:	Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	TV bracket
Restrictions:	Covenant Road Restriction, Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Foyer · 11'9" × 5'7" ·
Main Floor	Breakfast Nook · 10' × 7' ·

Main Floor	Kitchen · 11'2" × 10'6" ·
Main Floor	Dining Room · 15'9" × 10' ·
Main Floor	Living Room · 19' × 13'11" ·
Main Floor	Laundry · 6' × 3'1" ·
Main Floor	Bedroom - Primary · 14' × 10'9" ·
Main Floor	Walk-In Closet · 6' × 4'10" ·
Basement	Family Room · 24'2" × 21'8" ·
Basement	Furnace/Utility Room · 26'3" × 4'3" ·
Basement	Bedroom · 11' × 10'6" ·
Basement	Bedroom · 14'4" × 11' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	Lighting, Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Lawn, Many Trees
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/65-scimitar-heath-nw-calgary-a2344011/

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