



THE
A-TEAM

**RE/MAX
FIRST**

61 SCIMITAR Heath, Calgary T3L2E1

MLS® #: **A2166714**

Area: **Scenic Acres**

Listing Date: **09/18/24**

List Price: **\$615,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,313

Year Built:

1997

Low Sqft:

Lot Information

Ttl Sqft:

1,313

Lot Sz Ar:

3,622 sqft

Lot Shape:

DOM

1

Layout

Beds:

2 (1 1)

Baths:

2.5 (2 1)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Rectangular Lot

Double Garage Attached

Utilities and Features

Roof: **Clay Tile**

Heating: **Forced Air**

Sewer:

Ext Feat: **Awning(s),Balcony,BBQ gas line**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 6`3"	Foyer	Main	11`10" x 6`8"
Kitchen	Main	10`10" x 11`2"	Breakfast Nook	Main	10`9" x 7`0"
4pc Ensuite bath	Main	5`11" x 14`9"	Bedroom - Primary	Main	10`8" x 22`10"
Dining Room	Main	16`0" x 9`0"	Living Room	Main	14`1" x 20`0"
Furnace/Utility Room	Basement	17`3" x 24`0"	Bedroom	Basement	10`4" x 16`4"
Den	Basement	12`0" x 8`2"	4pc Bathroom	Basement	8`0" x 5`0"
Game Room	Basement	24`2" x 11`9"	Game Room	Basement	13`5" x 9`8"

Condo Fee:
\$377

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9710257**

Remarks

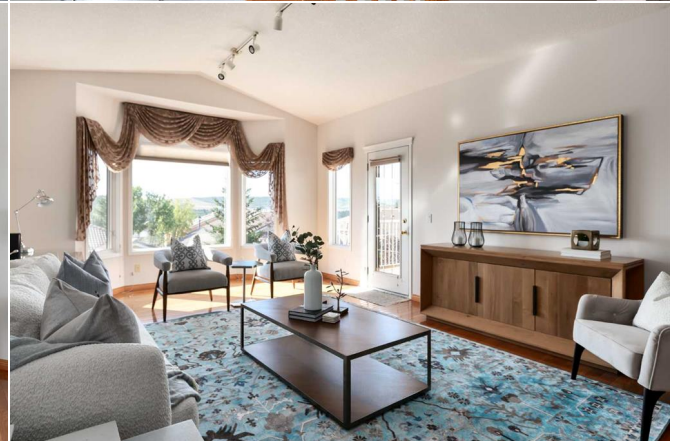
Pub Rmks: **Have you been waiting for a WALK-OUT bungalow with EXPANSIVE SOUTHERN VIEWS and glorious natural light? If so, this is the home for you. A meticulously maintained home, with upgrades throughout that have improved both aesthetics and functionality. Stepping into the house, you will notice the hardwood floors that span the main level. Natural light floods the kitchen, showing off the sleek white QUARTZ countertops and beautifully updated backsplash. Do you enjoy entertaining? This home has MASSIVE DINING AND LIVING that are perfectly suited to it. Even if you don't entertain often, you will enjoy the feel of these rooms and SOUTH EXPOSURE, which beams light into them. The primary bedroom also benefits from the south exposure, making the space inviting and comfortable. The primary bathroom has been updated to feature a stunning WALK-IN SHOWER, upgraded cabinets, and a skylight, again providing natural lighting. Downstairs, your imagination will run wild with the opportunities presented. The walk-out basement offers more great Indoor/Outdoor entertaining space. The basement also features a second bedroom and a 4-piece washroom. In the utility room, you will notice a HOT WATER TANK installed in 2023 and a FURNACE installed in 2022. Don't miss your chance to own this prime piece of real estate in Scenic Acres; opportunities like this don't come around often.**

Inclusions: **The wheelchair lift in the garage can be taken out prior to possession or left for new owners. To be included in as/is condition with no representations or warranties.**

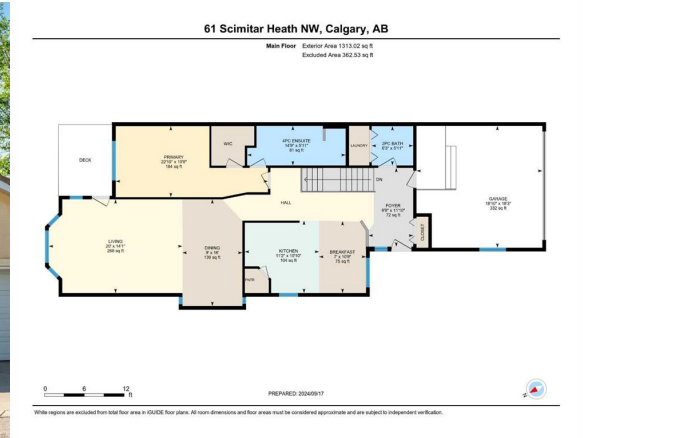
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









61 Scimitar Heath NW, Calgary, AB

Basement (Below Grade) Estimator Area 1219.25 sq ft



PREPARED 20240917



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.