



GRASSROOTS
REALTY GROUP

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42 Scimitar Circle NW
Calgary, Alberta

MLS # A2333519



\$700,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,486 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 439
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters		

Inclusions: refrigerator & deep freeze in garage, tv wall mount in primary bedroom, downstairs work bench,

OPEN HOUSE SUNDAY, AUG 2nd 1-3pm This walkout bungalow is one of the few detached homes in Westchester Pointe, with views of the city skyline, Canada Olympic Park and mountain peaks from the main floor, the primary bedroom and the balcony. At night the skyline lights up and the ski hill is lit. The house has just under 2,900 square feet of developed living space. Hardwood runs through the main living areas, with a skylight over the entry foyer and a front den with French doors and a bay window. The formal dining room leads through to the kitchen, which has quartz countertops, white cabinetry, subway tile, a centre island, a pantry and a gas range. The kitchen and living room share a vaulted ceiling with a large arched window on the back wall, and the breakfast nook opens onto a south facing deck, one of the largest in the complex, with glass railings and a retractable awning. The primary bedroom has a bay window with views and a four-piece ensuite with a corner tub and separate shower. Main floor laundry and a two-piece bath sit off the garage entry. The walkout basement has in-floor heat, a family room with a gas fireplace opening to the covered patio and yard, an adjoining rec area with a bar area and sink, two more bedrooms including one with a walk-in closet, a four-piece bath and a large storage room. The double attached garage has in-floor heat as well. Some updates include a newer furnace, central air conditioning and the hot water tank (2021). The home was built with PEX plumbing, so there is no Poly-B. Additional features include a clay tile roof, water softener and central vacuum. Original owners. Walking distance to green space and pathways along the Bow River, five minutes to Canada Olympic Park, and quick access to Crowfoot Crossing, the LRT, Stoney Trail, and Highway 1 to the mountains.

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