

# \$689,900 - 3 Scenic Glen Gate Nw, Calgary

MLS® #A2211182

**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,727 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

Welcome to Scenic Acres-Where Comfort Meets Convenience. Ideally located in the heart of the community this beautifully maintained and upgraded home offers the perfect blend of space, character and affordability. With 4 Spacious bedrooms and 2.5 baths this home is perfectly suited for growing families or anyone looking for flexible, functional living. Step inside and be greeted by a bright and inviting main floor, where large windows fill the space with natural light. The kitchen, nook and family room with wood burning fireplace are perfect for entertaining and living. The kitchen is fresh and updated with plenty of workspace, modern appliances and updated counters and backsplash. Upstairs the 3 generous bedrooms including a renovated 3pc ensuite and full 4pc bathroom will ensure everyone is happy. The finished basement offers another large bedroom, ideal for guests, home office or teenager's retreat. Set on a South facing 5371 sq ft lot this home offers distance from the neighbours and a huge deck to enjoy the sunshine. Whether your hosting a BBQ, gardening or simply reading a book the outdoor space is designed to be enjoyed. Many upgrades have been recently completed such as some windows, doors, flooring, paint and so much more. If you are not already sold the location of Scenic Acres is hard to beat. This home is within walking distance to schools, shopping, parks, arenas, transportation and the list goes on. Call today.



Built in 1985

## Essential Information

MLS® #	A2211182
Price	\$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,727
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

## Community Information

Address	3 Scenic Glen Gate Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1K5

## Amenities

Amenities	Playground, Dog Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Chandelier, Storage, Vinyl Windows, Ceiling Fan(s), French Door, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	24
Zoning	R-CG
HOA Fees	65
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.