

# \$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 and Half Storey |
| 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, Ceiling Fan(s), Chandelier, French Door, Storage, Vinyl Windows, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Window Coverings                      |
| Heating           | Natural Gas, Central                                                                                        |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |

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

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 22               |
| Zoning         | R-CG             |
| HOA Fees       | 65               |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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