

# \$679,900 - 3 Scenic Glen Gate Nw, Calgary

MLS® #A2211182

**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,727 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

New Pricing!! This home does not have Poly B, many renovations have been done! This is a great opportunity to get into this fabulous community. Ideally located within walking distance of schools, transit and amenities. 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 incredible natural light and an inviting main floor. 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.

Built in 1985

## Essential Information

MLS® #

A2211182



Price	\$679,900
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	Dog Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Chandelier, French Door, Storage, Vaulted Ceiling(s), Vinyl Windows
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, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	38
Zoning	R-CG
HOA Fees	65
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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