



391 Scenic Glen Place NW
Calgary, Alberta

MLS # A2285174



\$699,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Scenic Acres | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,667 sq.ft. | Age: | 1983 (43 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, See Remarks | | |

Inclusions: Fridge in Basement, Upright Freezer, Gas BBQ, Garage Heater

Tucked into a quiet cul-de-sac in the sought-after community of Scenic Acres, this meticulously maintained home is an incredible opportunity. Move-in ready and filled with meaningful upgrades — including triple pane windows, air conditioning, a newer roof, and no poly-B plumbing — this 3-bedroom, 3.5-bathroom home offers comfort, efficiency, and peace of mind. The main living space is warm and inviting, anchored by a stunning rock-faced wood-burning fireplace. The functional kitchen offers great flow into an additional family room — ideal for everyday living and busy families. Step outside to your sun-filled south-facing deck with mountain views, or relax on the lower patio — perfect for long summer evenings. The fully developed basement adds valuable extra space for a rec room, games area, or home gym. Well cared for, well located, and move-in ready — this is a home you don't want to miss.