



**391 Scenic Glen Place NW
Calgary, Alberta**

MLS # A2299314



\$689,900

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

**** Open House Saturday April 11th from 1:30pm - 4:00pm! **** Tucked into a quiet cul-de-sac in the highly sought-after community of Scenic Acres, this meticulously maintained home offers the perfect blend of comfort, thoughtful upgrades, and low-maintenance living. Pride of ownership is evident throughout, with major updates already taken care of — including double paned Argon filled windows, air conditioning, a newer roof, central vacuum, paved back lane, and the peace of mind of no Poly-B plumbing. With 3 bedrooms and 3.5 bathrooms, this is a truly move-in ready home. The main living space is warm and inviting, featuring a stunning rock-faced wood-burning fireplace and a functional layout that flows seamlessly into the kitchen and additional family room featuring a gas fireplace — ideal for both everyday living and entertaining. Step outside and discover a sun-filled, south-facing outdoor space designed for enjoyment, not upkeep including a natural gas hookup. The backyard has been thoughtfully finished with poured concrete and a beautiful Rundle stone patio, creating a clean, usable space perfect for relaxing or hosting. A tiered garden adds just the right amount of greenery without the maintenance of a large yard — an ideal setup for busy professionals, families on the go, or anyone looking to simplify outdoor living. Upstairs and throughout the home, you’ll continue to find care, quality, and functionality, while the fully developed basement offers flexible space for a rec room, home gym, or games area. Heated double attached rear garage. Location is where this home truly shines. You’re just minutes from parks, schools, and the incredible pathway systems connecting you to endless opportunities for walking, biking, and enjoying the outdoors. Well cared for, thoughtfully updated, and perfectly located — this is a home that stands

out for all the right reasons.