



**3 Scenic Glen Gate NW
Calgary, Alberta**

MLS # A2140192



\$749,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,725 sq.ft.	Age:	1985 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: NA

Ideally situated within the vibrant community of Scenic Acres, this home boasts unparalleled accessibility to all the amenities you desire. Conveniently located just steps away from public transit stops, commuting to work or exploring the city has never been easier. This home has meticulously been updated over the years and features modern elegance and charm. This spacious home offers a versatile layout that caters to your every need. With three bedrooms located on the upper level and an additional bedroom in the basement, there's plenty of room for the whole family to spread out and enjoy. The main floor boasts ample living space, perfect for both everyday living and entertaining guests. From the welcoming foyer to the expansive living room and formal dining area, there's no shortage of places to gather and create lasting memories. The updated kitchen, complete with modern appliances and a convenient breakfast bar, is sure to be the heart of the home. The attention to detail continues outside, where the landscaping has been completely transformed into a private oasis and is perfect for entertaining. Families will appreciate the home's proximity to schools, parks, and recreational facilities. Several schools are within walking distance, making the morning school run a breeze. Nearby parks provide the perfect setting for outdoor activities, picnics, and leisurely strolls, while community rinks offer endless opportunities for skating and hockey during the winter months. With its unbeatable location and proximity to transit, shopping, schools, parks, and recreational facilities, this home offers the ultimate combination of convenience and comfort. Don't miss out on this rare opportunity – schedule a showing today with your favourite agent and experience the best that this community has to offer!