

15 Scenic Glen Gate NW Calgary, Alberta

MLS # A2270625



\$649,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,633 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Granite Counters, Laminate Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Second dishwasher, fridge, electric stove & drapes.

OPEN HOUSE SUNDAY, NOVEMBER 16TH FROM 2-5:30 PM. Welcome to this well-maintained and thoughtfully updated 4-level split home nestled in the heart of Scenic Acres. Offering over 1,600 sq ft above grade plus a fully developed basement with an illegal suite, this property delivers exceptional versatility. The main and upper levels feature vaulted ceilings, hardwood, ceramic tile, and carpet flooring. A main floor living room provides a perfect space for gathering with family & friends. The bright and functional kitchen—renovated in 2012—boasts granite countertops, ample cabinetry, and a cozy breakfast nook, flowing effortlessly into the formal dining room and family room with cozy wood burning fireplace. The primary bedroom includes a private 3-piece ensuite, while two additional bedrooms share a full 4-piece bath. The lower level offers a spacious den, and the illegal suite includes a second eat-in kitchen, large living/dining area along plus a 4-piece bathroom — ideal for extended family or guests. Other notable features include central air conditioning, a furnace that was replaced approximately three years ago plus new windows at the back of the home, offering peace of mind for years to come. Outside, enjoy a sunny fully fenced and landscaped southwest yard with both deck and patio spaces—perfect for outdoor entertaining. The double attached front garage provides secure parking and storage. Located in a quiet, family-friendly neighborhood with easy access to parks, playgrounds, schools, shopping, golf, and extensive walking/bike paths, this home combines comfort and convenience.