

# \$649,900 - 15 Scenic Glen Gate Nw, Calgary

MLS® #A2270625

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,633 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

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.

Built in 1985

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2270625      |
| Price          | \$649,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,633         |
| Acres          | 0.12          |
| Year Built     | 1985          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 15 Scenic Glen Gate Nw |
| Subdivision | Scenic Acres           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3L 1K5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, French Door, Granite Counters, Laminate Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                  |

|                 |              |
|-----------------|--------------|
| Cooling         | Central Air  |
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Wood Burning |
| Has Basement    | Yes          |
| Basement        | Full         |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard          |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Stucco, Wood Frame                      |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 2                   |
| Zoning         | R-CG                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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