

# \$540,000 - 16 Scenic Glen Gate Nw, Calgary

MLS® #A2083702

## \$540,000

4 Bedroom, 3.00 Bathroom, 1,227 sqft  
Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Welcome to this charming 4-bedroom, 4-level split residence situated within a short walking distance of schools, Scenic Acres Park, and the Crowchild Twin area. The current homeowners have recently undertaken numerous updates to bring a modern touch to the property, yet they've left room for you to infuse your personal style. Enjoy convenient access to both Crowchild Trail and Stoney Trail. The rear alley access ensures hassle-free future landscaping or the addition of a shed. The generously sized master bedroom boasts a newly renovated 4-piece ensuite bathroom, offering ample privacy from the lower-level living spaces. The roof has undergone partial replacement, and the family room now boasts new flooring. Whether you're seeking your next family home, an income property, or a renovation project, this home holds great potential.

Built in 1985

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2083702  |
| Price          | \$540,000 |
| Sold Price     | \$515,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,227     |
| Acres          | 0.10      |



|            |               |
|------------|---------------|
| Year Built | 1985          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16 Scenic Glen Gate Nw |
| Subdivision | Scenic Acres           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3L1K5                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                                  |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | None                                            |
| Lot Description   | Back Lane, Front Yard, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                                 |
| Construction      | Brick, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                 |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2023 |
|-------------|----------------------|

|                |                    |
|----------------|--------------------|
| Date Sold      | October 20th, 2023 |
| Days on Market | 24                 |
| Zoning         | R-C1               |
| HOA Fees       | 0.00               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | COLDWELL BANKER VISION REALTY |
|----------------|-------------------------------|

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