



GRASSROOTS
REALTY GROUP

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680 Macewan Drive NW
Calgary, Alberta

MLS # A2231836



\$534,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,023 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Wet Bar		

Inclusions: na

Welcome to this well maintained and fully developed 3 bed, 2 bath home offers over 1,000 sq. ft. of comfortable living space in the sought-after NW community of MacEwan Glen. This charming home features a bright and airy main level with laminate flooring throughout, a spacious kitchen with stylish blue cabinetry, eye-catching backsplash, and a generous dining area that overlooks the sunken living room. Flooded with natural light from three large front-facing windows, the living room is a perfect space to unwind or entertain. Upstairs, you'll find three generous bedrooms and a full bathroom, while the fully finished lower level offers a cozy wood-burning fireplace, rec room with wet bar, and a second full bathroom, ideal for movie nights or hosting guests. The large basement living room offers tons of potential for a future bedroom or flex space. Additional highlights include a newer furnace (2020), triple-pane front windows, new siding, and a South-facing backyard. The front side deck is the perfect spot for summer BBQs and morning coffee. Close to schools, parks, transit, major routes, and Nose Hill Park, this home blends affordability, space, and character in one of NW Calgary's most established neighbourhoods. Don't miss out on calling this place your own!