



**56 Macewan Drive NW
Calgary, Alberta**

MLS # A2242772



\$500,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), No Smoking Home		

Inclusions: n/a

Conditional Sold. Welcome to this beautifully upgraded and meticulously maintained bungalow, offering 3+2 spacious bedrooms and 3 full bathrooms. Move-in ready, this home combines comfort, functionality, and the potential to become your perfect house. Thoughtful upgrades over the past 3 years include new shingles, durable vinyl plank flooring, quartz kitchen countertops, modern appliances, and fresh paint on ceilings, walls, and select cabinets. Step outside to a large, deck—ideal for relaxing or entertaining. A professionally installed sump pump system by previous owners adds peace of mind. Conveniently located just a 3-minute walk to local daycare and restaurants, a 10-minute walk to a top-rated elementary school, and a short 5-minute drive to Superstore, Safeway, and Co-op. Pride of ownership is evident throughout. Don’t miss this outstanding opportunity to make it yours!