



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**56 Macewan Drive NW**  
**Calgary, Alberta**

**MLS # A2242772**



**\$500,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;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&rsquo;t miss this outstanding opportunity to make it yours!