



GRASSROOTS
REALTY GROUP

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131 Macewan Glen Place NW
Calgary, Alberta

MLS # A2246980



\$650,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,757 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

****MAKE SURE TO CHECK OUT THE VIRTUAL TOUR**** Situated on a quiet cul-de-sac in MacEwan Glen, this two-storey walkout home offers 1,756 sq. ft. above grade and over 2,600 sq. ft. of developed living space on a good-sized lot, with quick access to Nose Hill Park. The main floor begins with a bright front living room with vaulted ceilings, connecting to a separate dining area and a second living space at the back with a gas fireplace and large windows looking over the yard. The kitchen includes an eating nook with direct access to the rear deck, and this level also has a two-piece bathroom, laundry area, and access to the double garage. Upstairs, the primary bedroom has a walk-in closet and three-piece ensuite, with two additional bedrooms and a four-piece bathroom down the hall. A small loft at the top of the stairs, open to the living room below, adds flexible space for a desk or reading chair. The fully finished walkout basement features a spacious recreation room with a second gas fireplace, a bonus room, a three-piece bathroom, and two storage areas. Outside, the fully fenced yard offers both open lawn and mature trees, with plenty of room for seating, play, or gardening. MacEwan Glen is a quiet, established community in Calgary's northwest with tree-lined streets, parks, schools, and quick connections to transit, shopping, and the extensive trails of Nose Hill Park.