



GRASSROOTS
REALTY GROUP

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115 Macewan Glen Way NW
Calgary, Alberta

MLS # A2248785



\$650,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Garden, Landscaped, Level, Private, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows		

Inclusions: N/A

You've found a MOVE-IN READY home in a mature northwest neighbourhood, on a quiet street, steps to MacEwan Park, Sandstone off leash park AND of course …. Nose Hill Park with a tonne of future potential that creates even more future value!! The unfinished basement delivers an approximate 740 additional square feet & has already been equipped with enlarged egress windows! This home has 2 hot water tanks and NEW 30 YEAR ASPHALT SHINGLES are being installed in the next few weeks!! You will notice the incredible flow of this home and practical use of indoor-outdoor entertaining & the retractable screens on both front and back doors are a practical enhancement! This home is BRIGHT, WARM - with its wood burning fireplace & exudes character! The bones are good, it's nicely updated where you won't have any current issues & the potential is endless on a property that will forever hold & likely increase in value! Book your showing quick & write your offer on the one you've been waiting for!