



GRASSROOTS
REALTY GROUP

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111 Macewan Drive NW
Calgary, Alberta

MLS # A2248942



\$539,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,268 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Faces Side, Off Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		
Inclusions:	2 House Keys		

2500 SF LIVABLE SPACE | 5 BEDROOMS & 3 FULL BATHS | 4600 SF CORNER LOT | SEPARATE WALK UP ENTRANCE | Welcome to 111 Macewan Dr NW, where space and practicality come together seamlessly. This 5-bedroom, 3-bathroom detached gem stands proudly on a corner lot in the welcoming community of MacEwan Glen, offering over 2,500 sq. ft. of living space and recent upgrades including Newer Triple Pane Windows (2020), Furnace (2020), and A/C (2023)—because comfort never goes out of style. Inside, the bright living room's bay window practically winks at you, the dining area is set for family feasts, and the kitchen's breakfast bar is perfect for busy back-to-school mornings. Upstairs, you'll find 3 bedrooms, including a primary suite with a 3-piece ensuite, while the main bath features a walk-in whirlpool tub for easy access, relaxation, and comfort. The fully finished third level offers a cozy rec room with wood-burning fireplace, a 4th bedroom, a 4-piece bath, and a SEPARATE WALK-UP ENTRANCE —ideal for multi-generational living or those visiting in-laws who "just need a few weeks." The fourth level adds a 5th bedroom, and generous storage. Outside, enjoy the concrete patio, underground sprinkler system, a single detached garage, and a parking pad that doubles as a half-court basketball setup. Schools, playgrounds, and shopping are within reach and Nosehill Park is just a short 5 mins drive away.