



GRASSROOTS
REALTY GROUP

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87 Macewan Park Circle NW
Calgary, Alberta

MLS # A2250477



\$749,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,366 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: N/A

****OPEN HOUSE Saturday & Sunday, August 23rd & 24th 2-4pm**** This beautifully maintained home has seen extensive updates over the years, making it truly move-in ready. In 2025, the home received brand new flooring throughout and a fully renovated main bathroom featuring a soaker tub, floating vanity, designer lighting, tile surround, and tile flooring—all sourced from Robinson's Supply for a high-end finish. The entire interior was freshly painted, and a new roof was installed with upgraded Class 4 impact-resistant shingles, along with a new skylight in the kitchen. Lighting was also modernized with new pot lights, LED fixtures throughout, and designer lighting in the primary bedroom and dining room. Importantly, all Poly-B plumbing was fully replaced for peace of mind. In 2024, a new garage door with frosted glass windows was installed. In 2022, major mechanical upgrades included the installation of triple-pane windows and new front and back doors by GreenFox, along with a new high-efficiency, two-stage furnace with a multi-speed ECM motor. The HVAC system was further enhanced with an upgraded 4" MERV 11 filter and a UV JPS Whole House Air Purifier. Additional thoughtful upgrades include a Chamberlain 1 $\frac{1}{4}$ " HP Wi-Fi-enabled garage door opener (2019) and a high-performance Miele dishwasher. These carefully selected improvements not only elevate the style and comfort of the home but also enhance energy efficiency, functionality, and long-term value. Fantastic location! Nosehill park in your backyard and easy access all amenities.