



GRASSROOTS
REALTY GROUP

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43 Macewan Glen Road NW
Calgary, Alberta

MLS # A2253056



\$550,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,078 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Hood Fan

Some places just have a feeling. You turn onto a quiet street, framed by mature trees and the sound of kids playing somewhere nearby, and you know this is where families grow. MacEwan Glen is that kind of community. It's calm. It's safe. It's tucked just steps from the endless trails of Nose Hill Park, yet close enough to everything you need. Inside, this 1,070 square foot bi-level with an attached garage feels instantly comfortable. Three bedrooms upstairs, including a private primary suite, and a floor plan that makes sense for everyday life. Natural light fills each room, and the home has been thoughtfully cared for. New vinyl windows in 2025, a new main water line, upgraded attic insulation, fresh vinyl plank flooring in the basement, a new hot water tank. This is the kind of home that's built for living, not just for showing. You can picture kids running down the hallway in the morning, the smell of coffee filling the kitchen, the comfort of space that actually feels like yours. The backyard is private and peaceful, a rare find these days. It's the sort of yard where kids can play freely and parents can breathe for a moment. There's room to garden, to relax, to host. And when winter rolls around, the attached garage makes life easier. You can carry groceries in, unload hockey gear, or tuck in for the night without ever stepping into the cold. MacEwan Glen has always been one of Calgary's best kept secrets. It's a small, established pocket that values connection, family, and community. The streets are quiet. The neighbors look out for one another. And Nose Hill Park is right there when you need space to think, move, or just take in the view. Location here means convenience without compromise. Whether you take 14 Street NW or Shaganappi Trail NW, getting into the inner city is quick and effortless. You're perfectly situated

in the middle, making it easy to reach anywhere in Calgary while still coming home to peace and space. Homes in this area aren't built on top of one another; there's breathing room, privacy, and that sense of separation that so many newer communities have lost. Families love the access to nearby schools like Simons Valley School, Monsignor Neville Anderson, and John G. Diefenbaker High School, along with parks, playgrounds, and walking paths that wind through the neighborhood. For the young family ready to build a life that feels balanced, real, and close to what matters most, this is it. 43 MacEwan Glen Road NW. A home that simply feels right.