



GRASSROOTS
REALTY GROUP

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119 Macewan Glen Way NW
Calgary, Alberta

MLS # A2254320



\$679,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Level		

Heating:	Standard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Stunning Fully Renovated Home on a Quiet Street with LEGAL SUITE! This beautifully upgraded front garage 2-storey home offers the perfect combination of style, comfort, and income potential. Nestled on a quiet street, this property features 1,295 SQ FT of thoughtfully designed living space above grade, with a total of 4 bedrooms and 3.5 bathrooms, including a fully developed 2-bedroom legal basement suite with its own private entrance and laundry. As you step inside, you're greeted by soaring vaulted ceilings and a dramatic fireplace feature wall that extends to the upper level, creating an impressive and inviting atmosphere. The main level has been fully renovated with a brand-new shaker-style kitchen complete with elegant quartz countertops, new stainless steel appliances, and ample cabinet space for all your storage needs. High-end finishes throughout the home include vessel sinks, updated lighting, and custom closet organizers in the spacious walk-in closets. Upstairs, you'll find generously sized bedrooms and well-appointed bathrooms, offering comfort and privacy for the whole family. The lower level adds incredible value with a legal suite, perfect for extended family, guests, or as a mortgage helper. Outside, the home continues to shine with brand new windows, siding, soffits, and gutters — providing durability and curb appeal. The fully fenced private backyard offers plenty of space for outdoor enjoyment and includes a gated area with RV parking — a rare and convenient bonus! Whether you're looking for a move-in-ready family home or a smart investment opportunity, this beautifully renovated property has it all. Don't miss your chance to make it yours — schedule your private showing today!