



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

155 Macewan Ridge Villas NW
Calgary, Alberta

MLS # A2256378



\$379,800

Division:	MacEwan Glen		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,006 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vaulted Ceiling(s)		

Inclusions:	N/A
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Welcome to Heritage Village, a vibrant and friendly 55+ community offering an active, connected lifestyle and a beautifully maintained home. Walking up, you are greeted with a front covered deck featuring maintenance-free composite decking—an inviting spot to sit and enjoy the surroundings. Inside, this bright bungalow-style unit features a functional kitchen with updated stone countertops and newer appliances, along with an open-concept living and dining area accented by updated laminate flooring and sliding doors that lead to a sunny, private deck—perfect for enjoying morning coffee or entertaining. The primary bedroom includes a 2-piece ensuite with updated stone counters and a good-sized closet, while the second bedroom offers easy access to the refreshed 4-piece main bath. Additional highlights include convenient main floor laundry, an oversized single garage with plenty of storage space, and a walk-out basement that’s partially developed with a generous recreation room and access to a covered cement patio. This home has seen important updates including complete removal of Poly-B plumbing and a newer hot water tank for added peace of mind. At the heart of the community is an updated clubhouse—a true social hub featuring a games room, dance floor, kitchen, library, and space for movie nights, card games, group events, and gatherings with friends and neighbors. The location also offers easy access to nearby walking paths and a beautiful ravine, perfect for daily strolls and enjoying the outdoors. Ideally located near major roadways and shopping amenities, Heritage Village combines comfort, convenience, and community for those looking to enjoy a fulfilling and low-maintenance lifestyle.