



GRASSROOTS
REALTY GROUP

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**14 Macewan Park Road NW
Calgary, Alberta**

MLS # A2262155



\$488,000

Division:	MacEwan Glen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,097 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

PERFECT VIEWS! No Condo Fee , Walk Out Suite With Separate Entrance. Prime MACEWAN GLEN Location. Fantastic semi-attached two story home on a quiet street with stunning east-facing views .Bright open floor plan with large newer windows, updated high -efficiency furnace & hot water tank (2021), and most windows replaced. Freshly Painted throughout. Spacious Living room with cozy wood-burning fireplace, updated kitchen with plenty of cupboard, pantry, and large dining area. Three generous bedrooms upstairs pulse a full bath: main floor half bath and full laundry room with newer washer dryer. Walk-out basement offers a Illegal mother-in-law suite with private entrance, washer/dryer and great income potential Large fenced yard with patio, BBQ area two sheds, and possible rear parking for two Vehicles . Excellent location - close to parks, playgrounds, school ,shopping, transit, U of C, SAIT , hospital, and airport, Steps to walking and mountain bike paths. There are also 2 bus stops just steps away.