



GRASSROOTS
REALTY GROUP

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352 Macewan Park View NW
Calgary, Alberta

MLS # A2269058



\$839,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

BACKING ONTO NOSE HILL PARK WITH STUNNING VIEWS on a quiet street! This is the home you have been waiting for! Now available in the sought after community of MacEwan Glen, this home features a stunning backdrop overlooking trees and green space. This 2276 Sq Ft home features FIVE bedrooms, four bathrooms with a fully developed walkout lower level along with NEW SIDING redone in 2025 and both decks recently redone with dura-deck. The main level is bright and open with pristine hardwood flooring, large windows to allow lots of natural light to come through and high ceilings. As you go down in the lower level you will find a spacious rec room, large mechanical/storage room along with 2 bedrooms and a 3pc bathroom. The upper floor master features a large walk in closet and 4pc ensuite bath in incredible condition. Sitting on a QUIET large lot with a BEAUTIFUL yard with incredible views, this home is ready for your family. Backing onto Nose Hill park with DIRECT ACCESS FROM YARD, and quick access to Shaganappi Trail and Deerfoot Trail. Don't miss out on this great opportunity before it's gone.