



GRASSROOTS
REALTY GROUP

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283 Macewan Drive NW
Calgary, Alberta

MLS # A2269942



\$690,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Beautifully upgraded 3+1 bedroom, two-storey split home ideally located across from MacEwan Park & Playfield, with transit conveniently right in front of the house! Step into a bright, open layout featuring vaulted ceilings and a seamless flow between the living and dining areas. The modern white kitchen showcases quartz countertops, stainless steel appliances, a glass tile backsplash, double sink, and a cozy breakfast nook that opens to a west-facing deck with aluminum railing. Enjoy the inviting family room with a brick wood-burning fireplace, plus a main-floor laundry area and 2-piece bath. Upstairs offers three comfortable bedrooms, including a primary bedroom with his-and-hers closets, a tub ensuite, and a renovated 4-piece main bath. The basement (illegal) includes an additional bedroom and living space, perfect for guests or extended family. Recent upgrades include new siding and roof (2025), quartz counters throughout, LED lighting, new flooring, fresh paint, stainless steel appliances, and a newer hot water tank. The flat backyard with lane access provides space for a trailer. Just steps to Nose Hill Park, schools, and express bus routes downtown.