



GRASSROOTS
REALTY GROUP

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44 Macewan Glen Way NW
Calgary, Alberta

MLS # A2270961



\$485,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	856 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: Outdoor Green House, All Light Fixtures, Rakes and Shovels, Lawnmower, 4X4 Fence Posts, Wood Shelving, Rain Barrels, Compost Bin

Attention renovators, investors, and first-time buyers! Discover the potential of this 4-level split home in desirable MacEwan Glen, ideally located just steps from Nose Hill Park. Situated on a corner lot (348 m²;) with a detached double garage, this property offers 856 sq. ft. RMS above grade plus nearly 470 sq. ft. of developed lower-level living space—a functional layout ready for your creative touch. Featuring 3 bedrooms, 2 bathrooms, and multiple family zones, this home provides endless opportunity to renovate, personalize, or redevelop under R-CG zoning. Enjoy the quiet, family-friendly atmosphere while being minutes from schools, transit, playgrounds, and shopping. Quick access to 14 Street NW, Country Hills Boulevard, and major commuter routes. Whether you’re looking to build equity, invest, or create your dream home next to one of Calgary’s most loved natural parks—44 Macewan Glen Way NW is your chance to make it happen!