



GRASSROOTS
REALTY GROUP

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35 Macewan Drive NW
Calgary, Alberta

MLS # A2274570



\$548,888

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport, Converted Garage, Heated Garage, Parking Pad, Single Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Storage		

Inclusions: Microwave hood fan in "as-is" condition

Here's a great family home, built by Paragon Homes that has been loved and improved by the current owners. Located in a family friendly neighbourhood. Over the years the owners have maintained and made many improvements. Recent updates include, a new furnace (2024), air conditioning (2023), hot water tank (2017), washer and dryer (2024), stainless fridge (2024), stainless dishwasher (2024) and roughed in plumbing for a 3 piece bath. Main Floor: A gorgeous welcoming front door entrance sheltered by the high roofed carport. Beautiful hardwood flooring upon entering and in the living room. 2 piece powder room. Custom built-in bookshelves provide storage and frame the fireplace which also has a log lighter in this spacious living room. The kitchen has laminate flooring with shaker cabinets and good counter space and is bright and open to the eating area. French doors to the South facing deck and landscaped backyard which includes a dog-run. In the backyard you'll find a heated detached single garage, currently used as a music studio, but could be your new home office or easily converted back into a single garage with the professionally poured concrete slab in place. All within walking distance to Nosehill Park, public transit, schools, and a great shopping centre close by!