



GRASSROOTS
REALTY GROUP

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**44 Macewan Ridge Close NW
Calgary, Alberta**

MLS # A2275842



\$615,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Looking for that perfect Christmas gift? Why not your first home! This is one the entire family will love. On a quiet street in the heart of MacEwan, this quaint starter home is ideal for every member. Close to schools, parks and a short jaunt to downtown, you will be pleasantly surprised by this centrally located community. Not only that, but take advantage of its proximity to Nose Hill Park, an adventure any day! This well appointed home offers 3 bedrooms, 2 full bathrooms and 2 half bathrooms. The main floor is bright and well laid out for multiple lifestyle options and the kitchen opens up onto a large deck and yard. Upstairs you will find the 3 bedrooms, including an ensuite off the primary bedroom. The basement is fully finished, offering a Den, bar area and open recreation space, perfect for play or entertainment. MacEwan is home to a prolific pathway system and this home is just up the hill from the elementary schools. New fence and gate as well as LED Christmas for the season! 'Wrap' this place up soon and you'll be starting off 2026 in your new home!