



**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

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home, Sump Pump(s)

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!