



**GRASSROOTS**  
REALTY GROUP

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**64 Macewan Park Rise NW**  
**Calgary, Alberta**

**MLS # A2276136**



**\$729,990**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,905 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Treed, Views		

<b>Heating:</b>	Central, In Floor, Make-up Air, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

**Inclusions:** N/A

This beautifully updated two-storey detached home offers an exceptionally functional and income-oriented layout with a total of SEVEN rooms and a WALKOUT basement, making it a strong option for large families, multigenerational living, or investors seeking solid rental potential. It is also complemented by breathtaking VIEWS from all three levels, along with significant upgrades which have already been completed, providing both immediate comfort and long-term peace of mind for the next owner. The main floor features a well-appointed kitchen with a large central island, BRAND-NEW quartz countertops, BRAND-NEW faucets, stainless steel appliances, a BRAND-NEW hood fan and refrigerator, and ready plug-ins for both gas and electric stove options. A bright main-floor office or bedroom adds valuable flexibility for working from home or accommodating guests. The main living areas are enhanced by a modern knockdown ceiling, replacing the former popcorn finish, contributing to a clean and contemporary feel. Upstairs, four generously sized bedrooms provide ample accommodation, including a spacious primary retreat with additional room suitable for a sitting area or home office. Comfort is elevated throughout the home with in-floor heating, complemented by a traditional backup furnace. Additional upgrades include NEW TRIPLE-PANEL windows for improved year-round energy efficiency and a hot water tank installed in 2020. The WALKOUT basement features a separate entrance, its own kitchen, laundry, private thermostat, two good-sized bedrooms, a spacious living room, a BRAND-NEW shower tub, and NEW VINYL flooring. It is currently tenant-occupied, allowing buyers the opportunity to assume existing rental income immediately, offering excellent flexibility as a mortgage helper, extended family space, or long-term investment. Extensive

plumbing upgrades have already been completed, with approximately 99% of the original Poly-B plumbing fully replaced with PEX. Additional interior improvements include upgraded quartz countertops in all bathrooms and updated faucets throughout the home. Exterior highlights include a FRESHLY PAINTED balcony, front porch, and fence. The oversized double attached garage is equipped with a BRAND-NEW garage door, EV charger wall plug rough in, TWO OVERHEAD STORAGES, and additional side storage. Further features include a laundry room with sink, a built-in gas BBQ at the walk-out level, gas line connections on both the walk-out patio and upper balcony, NO SIDEWALK TO SHOVEL, and a functional, low-maintenance exterior layout. Ideally located with quick access to Stoney Trail, Shaganappi Trail, 14 Street, Beddington Trail, and Country Hills Boulevard, the home is also within walking distance to playgrounds, soccer field, tennis courts, Nose Hill Park, and Simons Valley Elementary School, offering exceptional convenience for families and commuters alike.