



GRASSROOTS
REALTY GROUP

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**31 Macewan Park Link NW
Calgary, Alberta**

MLS # A2277340



\$449,850

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,435 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Vaulted Ceiling(s)		

Inclusions: N/A

Attention investors and renovators. Here's your opportunity to add value in the established NW community of MacEwan Glen with this 5 bedroom, 2 full bathroom home situated on an approximately 4000 square foot lot. The main level offers 3 bedrooms, a full bathroom, a large dining area, and a front living room with a wood burning fireplace. The lower level includes 2 additional bedrooms, a second full bathroom, and open space ready to be redesigned. This property requires a complete renovation from top to bottom and has been priced accordingly. It offers excellent potential to restore, redesign, or reimagine from the ground up. Whether you're looking to renovate for resale, rental income, or a long term hold, the layout and location provide a solid foundation. Conveniently located close to schools, parks, shopping, transit, and restaurants. This home is being sold as is where is. Don't miss this opportunity, book your showing today.