



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

**MLS # A2277340**

**\$449,850**



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

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