



GRASSROOTS
REALTY GROUP

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257 Macewan Glen Drive NW
Calgary, Alberta

MLS # A2278098



\$499,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,014 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions:	NA
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This beautifully updated single-family home offers 1,500 sq ft of developed living space and is located in a well-established NW community. The kitchen has been updated with modern appliances and freshly painted. The main level also features a dining nook and a cozy living room with a wood-burning fireplace. Upstairs, two bedrooms and two full bathrooms have updated window trim, ceiling lights, and fresh paint. The third level offers a spacious family room and third bedroom with flexible use options, also plus a convenient half bathroom. Step outside from the family room to enjoy a private west-facing backyard—perfect for summer BBQs. Additional updates include knockdown ceilings replacing the old popcorn style, a furnace updated in 2018, and a hot water tank replaced in 2024. The basement is unfinished and located next to the attached single garage, with a separate door providing direct outdoor access. Close to Nose Hill Park, schools, and shopping, this home offers excellent value for homeowners!