



**52 Macewan Park Heights NW
Calgary, Alberta**

MLS # A2287229



\$559,900

Division:	MacEwan Glen		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 561
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CGd44
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Window Coverings, Stairlift, Garage Shelves, BBQ, Basement Fridge

Wow! Double garage villa in a 55+ area! You could enjoy a whole new lifestyle at HORIZON VILLAGE - Macewan Glen! This ADULT LIVING (55+) community at Macewan Park Heights NW is ready to welcome you! No more shoveling the driveway or starting up a lawnmower! Maybe it's time to travel? Or you could make some new friendships at home. Visit 'MACEWAN MANOR', the community CLUBHOUSE, which is located just around the corner from this villa (with a kitchen, large eating area for POT LUCKS, reading area, GAMES area, and even an elevator to the lower level)! There is an active social calendar at Macewan Park Heights, even a literal 'Social Committee'. That's taking fun seriously! Now, let's talk about this villa! I'm guessing you will love this END-UNIT villa-style bungalow with a DOUBLE ATTACHED GARAGE (insulated, drywalled, painted and with EPOXY flooring)! Welcome to 'single-level living'. Here you will find EVERYTHING YOU NEED ON ONE LEVEL, and the basement is a bonus! LIST OF UPDATES AND IMPROVEMENTS: In 2009-2010 the following renovations occurred: Appliances, High-Efficient Furnace, Garage Door, Downstairs Shower, Deck Gate, Central Air, Hot Water Tank, Windows, Oak Trim, Gas Line for BBQ, Light Fixtures, Toilets, Taps, Kitchen Cabinets, Closet Racks, Privacy Wall On Street-Side of Deck, Garden Doors to the Deck, and Ceiling Texture. That's quite a renovation list that you can simply enjoy!! More recently: New dishwasher 2017, New front door - Around 2020, New washer and dryer 2023, and a New stove in 2023. See the photo roll for the floorplans. The main level has two bedrooms (or a bedroom and office) plus a spacious kitchen with easy access to the dining room. You will enjoy the OPEN FLOORPLAN and nice GARDEN DOORS to your private elevated deck. What a

GREAT KITCHEN with updated cabinets and backsplash! The primary bedroom is very spacious and has double closets leading to your ensuite/main bathroom (accessible from hallway or bedroom). MAIN FLOOR LAUNDRY! Beautiful tile flooring through much of the main level (some that mimics the appearance of hardwood). Downstairs is another bedroom, a full bathroom, a large rec room and plenty of room for storage! The utility room has a utility sink. Do your knees sometimes give you grief on a staircase? Well, this staircase has a nearly-new stairlift so you will never hesitate to head downstairs! Would you enjoy CENTRAL AIR CONDITIONING for comfortable sleeps on warm summer nights? The back deck has aluminum railing, privacy wall and stairs to grade. Incredible value here! Call today to view this amazing villa.