



**111 Macewan Glen Close NW
Calgary, Alberta**

MLS # A2289421



\$509,800

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

Great value in this updated two-storey family home in lovely MacEwan Glen—move-in ready! With 1,700+ sq.ft. of developed living space on a 35' x 101' lot, this 3 bedroom + 2.5 bath home delivers comfort and practicality. The bright front living room features a wood-burning fireplace and large windows. At the heart of the home is a newly designed kitchen, complete with full-height cabinetry, quartz counters, decorative tile backsplash, new Whirlpool stove & Bosch dishwasher, convenient central island, and new lighting. The dining nook opens onto a large west-facing backyard via sliding doors—perfect for BBQ's or evenings on the deck. Upstairs, two large bedrooms (including a roomy primary) sit alongside a fully remodelled 4-pc bath with a tiled tub/shower and quartz-topped vanity. The lower level has new carpet, pot lights, along with 2 newly cut-in egress windows, one in the front family room and the other in the newly added 3rd bedroom complete with 4-pce ensuite bath. A fully fenced, west-facing backyard offers loads of room to play and the added bonus of alley access, perfect for a future garage. A tandem front parking pad adds everyday convenience. Notable updates include: new roof, hot water tank, fridge, stove, front door, interior doors, flooring (LVP, carpet, tile with upgraded 12 mm underlay for extra cushion), wall paint, kitchen (cabinets, quartz counters, tile backsplash), half bath, full bath, basement egress windows, new basement bedroom and ensuite bath, replacement of interior electrical outlets, exterior wood siding and fence paint, complete with municipal plumbing and electrical permits. A warm, modern home in an established NW community—this one's worth the visit.