



**168 Macewan Glen Drive NW
Calgary, Alberta**

MLS # A2290596



\$575,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Quartz Counters		

Inclusions: In garage work bench, particle board shelf

I am pleased to present this beautifully renovated walk-out bungalow, lovingly maintained by the same owner for the past 28 years. Nestled on a quiet street in a well-established community just steps from the scenic trails of Nose Hill Park, this immaculate home clearly reflects pride of ownership throughout. Blending timeless charm with thoughtful modern updates, the home offers a warm and inviting atmosphere that is perfect for both everyday living and entertaining. The bright, open-concept main floor features large windows that fill the space with natural light. The updated kitchen showcases high-quality cabinetry, granite countertops, Moen faucets, a garburator, and fingerprint-resistant stainless steel appliances — ideal for both culinary creations and casual gatherings. The main level also features a comfortable living room and an adjacent dining area complete with a built-in sideboard and granite counters, providing additional storage and a convenient serving space for guests. The serene primary bedroom offers ample closet space, while two additional bedrooms provide flexibility for family, guests, or a home office. A beautifully renovated main bathroom with quartz countertops completes the level. The fully developed walk-out basement expands the living space and is perfect for a media room, recreation area, or cozy evenings by the fire. Built-in cabinetry and multiple storage options add convenience and functionality. From here, step outside to a private backyard oasis featuring mature landscaping, a large deck, and a charming pergola — ideal for outdoor relaxation and entertaining. Numerous upgrades have been completed between 2012 and 2024, including the complete removal of Poly-B plumbing. Additional improvements include luxury vinyl plank flooring (2015), a fully renovated kitchen (2015), upper and lower bathroom

renovations (2015), a newer roof on the home (2016) and garage (2024), furnace (2012), hot water tank (2020), and main floor vinyl windows (2012), along with modern fixtures throughout. The property also features an oversized double garage with additional storage space. Conveniently located close to shopping centres, schools, parks, and recreational facilities, this home offers excellent access to major routes and public transportation, making commuting simple. Whether you're seeking tranquility, convenience, or modern comfort, this exceptional walk-out bungalow delivers it all — with the added bonus of one of Calgary's most beloved natural parks right at your doorstep. Don't miss this rare opportunity to own a truly special home in a location that offers the best of both nature and city living.