



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

MLS # A2292397



\$530,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,061 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Attached, Driveway, Insulated, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: Shed, Concrete Planters (in backyard), Swing, Gazebo, Alarm System As Is (functional, but not activated).

Open House Sunday, March 22, 1pm-3pm Literally steps from Nose Hill Park, this beautifully maintained home offers the perfect blend of nature, community, and everyday convenience. Imagine starting your mornings with a walk or bike ride through one of Calgary's most iconic natural reserves, then returning home to a quiet, family-friendly home where schools, parks, and playgrounds are all close at hand. Inside, the bright and welcoming main floor is designed for comfortable family living and effortless entertaining. Large windows fill the spacious living room with natural light, while the cozy gas fireplace creates the perfect spot to relax on cool evenings. The adjoining dining area flows easily into the kitchen, where stainless steel appliances, under-cabinet lighting, and a functional island with a built-in china cabinet provide both style and practicality for everyday cooking and hosting. The primary bedroom has been thoughtfully expanded into a true retreat, offering generous space, a walk-in closet and convenient cheater-ensuite access to the beautifully updated main bathroom featuring a classic claw-foot soaker tub, perfect for unwinding at the end of the day. A second bedroom on the main level provides flexibility for children, guests, or a home office. The finished lower level adds valuable living space with a large recreation room ideal for movie nights, games, or a home workspace, along with an additional bedroom and full bathroom, perfect for teenagers, guests, or multi-generational living. Step outside and you'll discover a backyard designed for enjoying Calgary's outdoor lifestyle. The fully fenced yard features a wood deck with gazebo, space for pets, and plenty of room for summer gatherings. Rear lane access leads to a parking pad with additional parking, complementing the attached double garage for ample

vehicle, RV, and storage space. Located in the welcoming community of MacEwan Glen, you'll enjoy close proximity to multiple schools, playgrounds, pathways, and everyday shopping amenities, with easy access to Centre Street, Deerfoot Trail, downtown Calgary, and Stoney Trail. If you've been searching for a home that combines comfortable family living with quick access to nature, this one is a must see. Schedule your private showing today and experience the lifestyle that comes with living steps from Nose Hill Park.