



**71 Macewan Glen Road NW
Calgary, Alberta**

MLS # A2294998



\$649,888

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,235 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home, Separate Entrance, Storage		
Inclusions:	N/A		

Welcome to this beautifully renovated bi-level home nestled in the heart of MacEwan, just steps from scenic pathways and Nose Hill Park. This well-maintained property offers the perfect blend of comfort, style, and location. The main floor features stunning hardwood flooring and a bright, functional layout ideal for everyday living and entertaining. The spacious dining room flows into the living room area -generous enough to accommodate a grand piano - creating an inviting and elegant atmosphere. The kitchen is equipped with white cabinetry and sleek stainless steel appliances and ample workspace. On the main level, you’ll find two large bedrooms, including a primary retreat with a private ensuite, plus an additional full bathroom. The fully finished lower level offers a massive family room, a third bedroom, and another full bathroom—perfect for guests or extended family. The basement also provides direct access to the garage for added convenience. Step outside to an oversized, fully fenced backyard with mature, beautifully maintained landscaping—ideal for relaxing or entertaining. Additional features include central air conditioning, central vacuum, a new hot water tank (2024), and a new water softener (2025), plus an outdoor lighting system that was installed last year. Pride of ownership is evident throughout. Once you step inside, you won’t want to leave. Conveniently located near parks, schools, shopping, and all essential amenities. This property truly has it all. Book your private showing today before it’s too late. Don’t forget to check out the Virtual 3D tour to fully appreciate everything this exceptional home has to offer.