



**114 Macewan Ridge Villas NW
Calgary, Alberta**

MLS # A2296792



\$423,000

Division:	MacEwan Glen		
Type:	Residential/Five Plus		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	994 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Landscaped, Low Maint		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry		

Inclusions: NA

Welcome to this well-maintained end-unit in a desirable 55+ complex, ideally located on the quiet inner side backing onto the clubhouse. Offering over 1,000 sq. ft. of functional living space, this home features a bright living and dining area with large windows (2020), a spacious primary bedroom with 2-piece ensuite, and a generously sized second bedroom with new window (2020). Main floor laundry adds convenience. Numerous updates completed in 2014 include flooring, kitchen, and bathrooms. Additional upgrades include stainless steel fridge (2022) and Poly-B replacement (2023). Enjoy easy access to major routes, Calgary International Airport, Nose Hill Park, and nearby shopping and amenities. Residents have access to a fully equipped clubhouse featuring games room (pool tables, shuffleboard, darts), library, TV lounge, event space with stage, kitchens on both levels, elevator access, and outdoor covered seating. Move-in ready and offering a comfortable, low-maintenance lifestyle in a vibrant community—don't miss this opportunity!