



**115 Macewan Park Heights NW
Calgary, Alberta**

MLS # A2297699



\$475,000

Division:	MacEwan Glen		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,112 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 504
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Pantry		

Inclusions: Central vacuum and attachments

Welcome to a rare opportunity in the highly desirable Horizon Village in MacEwan Glen — a well-managed 55+ villa bungalow community with just 45 units, all featuring attached garages. Enjoy a truly maintenance-free lifestyle — no more shoveling snow or cutting grass — while being part of a vibrant, social community with an active calendar of events. This well-thought-out condominium offers lots of space, in a bright and spacious layout with 2 bedrooms on the main floor and 1 bedroom in the fully finished basement (completed with permits). The main level features large windows that fill the living and dining areas with natural light, providing plenty of room for a full dining setup with ample room for both a table and hutch. The kitchen offers a generous amount of cabinetry and counter space, along with double sliding doors that lead to a substantial deck with aluminum railings — perfect for enjoying the outdoors with easy access to a beautifully maintained green space you don’t have to maintain. The primary bedroom is spacious and includes convenient cheater access to the 4-piece bathroom. Main floor laundry and a spacious front entry add to the everyday convenience of this unit. Downstairs, you’ll find a large family room, an additional bedroom, plenty of storage, and an updated 3-piece bathroom with a walk-in shower. Residents enjoy access to a fantastic clubhouse featuring a large outdoor deck, kitchen, games and puzzle areas, pool table, ping pong, shuffleboard, and multiple gathering spaces — ideal for hosting family or connecting with neighbors at social events like potlucks and card nights. Additional highlights include a playground for visiting grandchildren, proximity to public pickleball and tennis courts, and easy access to all parts of the city. Located in a quiet, well-kept community, this bright and

well-cared-for home also features a recently replaced roof (1 year ago) and updated plumbing with all Poly-B removed. A truly great opportunity to live in an extremely well run complex in a fantastic location! A perfect blend of comfort, convenience, and community living.