



**356 Macewan Park View NW
Calgary, Alberta**

MLS # A2299503



\$898,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Open Floorplan, Pantry, Skylight(s)		

Inclusions: N/A

This is your rare opportunity to own one of the most coveted locations in Calgary—backing directly onto Nose Hill Park, one of the city’s largest and most breathtaking natural reserves. With only 26 homes offering private access to the park, this property delivers an unmatched blend of privacy, nature, and convenience. Step out your back door into serene green space featuring wooded areas, a natural pond, and unforgettable sunset views from your deck. The front offers a traditional streetscape, while the backyard opens to pure, uninterrupted nature—truly the best of both worlds. This well-maintained two-storey home with a fully developed basement offers a total of 4 bedrooms and 3.5 bathrooms, ideal for families or those seeking extra space. Inside, you’ll find vaulted ceilings in the living room, dining area, and kitchen, enhanced by multiple recently replaced skylights that flood the home with natural light. Additional highlights include: Cozy fireplace, Functional corner pantry, High-efficiency furnace, Main floor laundry, fully fenced yard, and Outdoor storage shed. Recent upgrades provide peace of mind, including new shingles and gutters (2026). Located close to major transportation corridors with easy access to the airport, this home combines tranquility with accessibility.