



**107 Macewan Park Way NW  
Calgary, Alberta**

**MLS # A2303078**



**\$429,900**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Welcome to this charming two-storey home in the peaceful, established community of MacEwan, ideally situated on a spacious corner lot with mature trees, beautiful landscaping, and a sunny south-facing backyard. Enjoy the extra outdoor space, along with the convenience of two dedicated parking stalls. Inside, this well-maintained home offers three comfortable bedrooms and a full bathroom upstairs, including a generous primary suite with dual closets. The main floor features an updated eat-in kitchen with new appliances (2025) and a convenient half bath, while recent upgrades include a newer furnace (2022) and a new roof (2025). Perfectly located just minutes from a local daycare and elementary school, with quick access to 14th Street, Deerfoot Trail, and Stoney Trail, plus direct bus routes to downtown, this home blends suburban tranquility with everyday convenience.