



GRASSROOTS
REALTY GROUP

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95 MacEwan Glen Road NW
Calgary, Alberta

MLS # A2204633



\$575,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,065 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Off Street, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Asphalt, Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance		

Inclusions: In the basement, Refrigerator, Electric Stove, Dishwasher, Washer, Dryer, Range Hood, Two Storage Sheds In The Backyard

Welcome to this charming bi-level single-family home, ideally situated on a peaceful street and just a stone's throw away from shopping, schools, parks, and transit. This well-maintained residence features a unique layout, boasting two suites (illegal), perfect for investors, extended families, or those seeking versatile living arrangements. Upon entering, you'll find a bright and inviting main floor with two generously sized bedrooms, a cozy living area, and a functional kitchen, creating a perfect space for family gatherings. Downstairs, the lower suite (illegal) features two bedrooms with a walk-up entrance, enhancing privacy and access. This home has been lovingly cared for, showcasing numerous upgrades including newer windows that flood the interior with natural light, eavestroughs that ensure proper drainage, and being plumbed for a central vacuum system for added convenience. Each unit has separate laundry facilities, maximizing comfort and functionality. The neighborhood offers a serene atmosphere while conveniently close to essential amenities, making this property a fantastic opportunity for anyone looking to invest or accommodate an extended family. Don't miss your chance to explore the potential this well-kept home has to offer!