# \$590,000 - 95 Macewan Glen Road Nw, Calgary

MLS® #A2204633

## \$590,000

4 Bedroom, 2.00 Bathroom, 1,065 sqft Residential on 0.11 Acres

MacEwan Glen, Calgary, Alberta

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'II 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!







Built in 1983

#### **Essential Information**

MLS® # A2204633 Price \$590,000

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,065

Acres 0.11

Year Built 1983

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 95 Macewan Glen Road Nw

Subdivision MacEwan Glen

City Calgary
County Calgary
Province Alberta
Postal Code T3K 2J3

#### **Amenities**

Parking Spaces 4

Parking Additional Parking, Alley Access, Off Street, On Street

#### Interior

Interior Features No Animal Home, Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Mantle, Basement, Masonry

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Asphalt, Brick, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 8

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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