

\$575,000 - 95 Macewan Glen Road Nw, Calgary

MLS® #A2204633

\$575,000

4 Bedroom, 2.00 Bathroom, 1,065 sqft

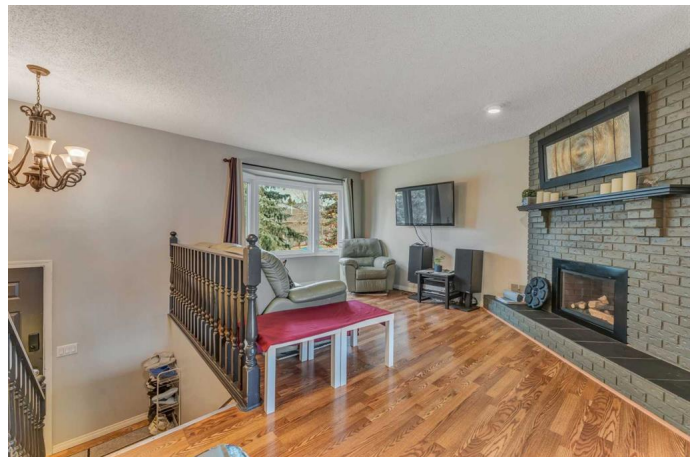
Residential on 0.11 Acres

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'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!

Built in 1983

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2204633 |
| Price | \$575,000 |
| 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 | Brick, Vinyl Siding, Asphalt |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 45 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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