

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

MLS® #A2204633

**\$590,000**

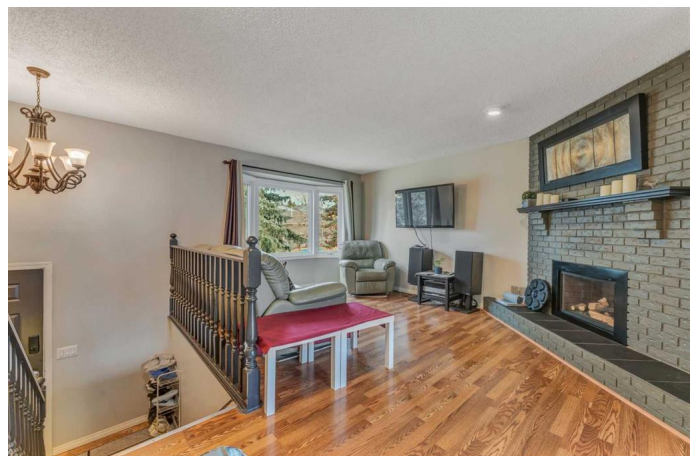
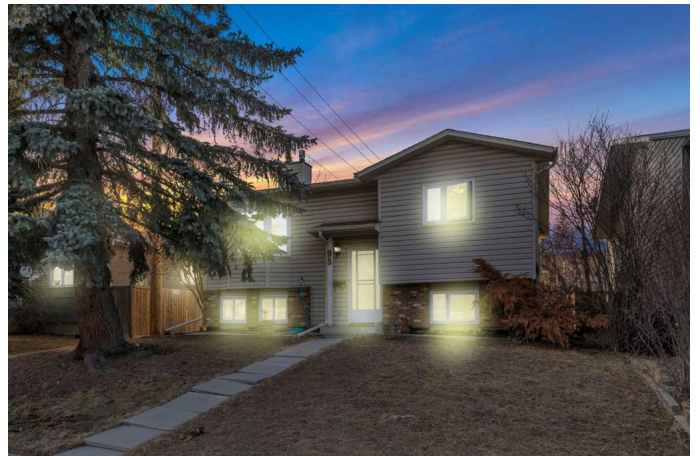
4 Bedroom, 2.00 Bathroom, 1,065 sqft  
Residential on 0.11 Acres

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'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	\$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	6
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.