

\$494,900 - 32 Macewan Meadow Way Nw, Calgary

MLS® #A2137185

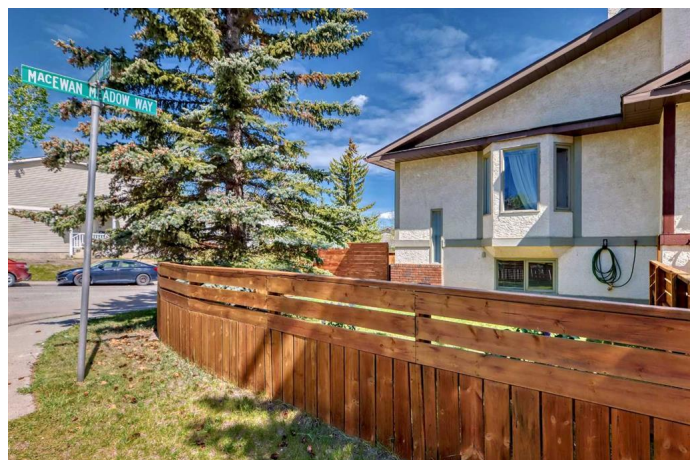
\$494,900

5 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.08 Acres

MacEwan Glen, Calgary, Alberta

Location, location, location!! Close to all amenities, public transportation, parks, walking paths, mins to Beddington Trail, Stoney Trail, & Deerfoot Trail. One of the most desirable areas in the city within walking distance to Confederation Park. This semi-detached bilevel is well designed and extremely functional. Upstairs features a spacious kitchen with white cabinets and white appliances. Ample cabinetry and a window above the sink. Large living room, dining room combination with vaulted ceilings giving the home a very spacious and grand look. Newer laminate flooring throughout the main level, in the last few years. Three bedrooms up which are all very spacious. One is bigger than the others for the master and is now being used for a bedroom with an office in the bedroom space. 4 pce bath up. Downstairs features an illegal suite with a separate entrance in the back of the home. Basement has two bedrooms, one of which is very large. There are many storage places in the basement, under the stairs and full storage room designated for extra storage. Living room, dining room and kitchen combination has an open concept to the kitchen area. Kitchen in the basement does not have a sink in the kitchen but there is a sink in the connected laundry area. Hot plate and fridge in kitchen area. The butcher block counters to stay. All the upgrades in the basement were done by a registered contractor. Washer and dryer are in the lower level and are newer. Some new



windows down, newer roof in the last few years. Furnace is original, and the hot water tank was replaced in the last few years. The fence in front and sides and part of the back yard are all new fencing. Huge front yard and side yard with an oversized deck, great for entertaining in the summer. The backyard has a large spot to park your vehicle with another area for grass. This home is a must to see and has so much value.!

Built in 1988

Essential Information

MLS® #	A2137185
Price	\$494,900
Sold Price	\$525,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.08
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	32 Macewan Meadow Way Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K3J9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 10th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

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.