

\$595,000 - 88 Macewan Park Heights Nw, Calgary

MLS® #A2160027

\$595,000

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Residential on 0.00 Acres

MacEwan Glen, Calgary, Alberta

Welcome to this immaculate, move in ready 55+ villa in the desirable complex of Horizon Village. This stunning villa is a rare find with a double attached garage (drywalled & insulated), backing on to green space and with a private club house. This club house is one of a kind offering social events such as pot-luck dinners, card games, or a place to sit back, relax and enjoy coffee with neighbours. And of course, also available for private functions. With 1139 sf on the main & 1099 developed down. Bright, open & with a beautiful renovated modern kitchen, you will love this home the moment you walk through the door. The kitchen has quartz counters, new cupboards & luxury vinyl plank flooring throughout the kitchen, eating nook area, living room & hallway. The kitchen is open to the living room so entertaining is a breeze. Off the living room is a gorgeous 3 season sunroom giving you the best of both worlds. The primary bedroom is large and overlooks the greenspace. It has soothing paint colours and his/hers closets. The second bedroom is a good size, perfect for guests or to use as a TV room/office area. The main floor bathroom is renovated with access from the primary bedroom as well as access from the hallway. It has a large walk-in shower & beautiful vanity with lots of storage. Finishing off the main floor is the laundry area—so convenient for sure. The lower level is fully finished with large rec room, good size bedroom, den or office area, bathroom workshop for tinkering and



good size storage area (the biggest concern when downsizing is lack of storage and this home will not disappoint). The condo fee of \$474 includes common area maintenance, insurance, professional management, reserve fund, water, sewer, snow removal, and of course use & maintenance of the club house. Both the Reserve and the Engineering Funds are well established. Upgrades done in 2014 include roof, eavestrough & R-40 insulation with the hot water tank replaced in 2019. The city bus stops right outside the complex with direct routes to shopping and all kinds of amenities. Pets allowed with board approval. I know it's said all the time but you have got to see this move in ready villa. You won't be disappointed!

Built in 1989

Essential Information

MLS® #	A2160027
Price	\$595,000
Sold Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	88 Macewan Park Heights Nw
Subdivision	MacEwan Glen

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3W7

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, See Remarks

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Close to Clubhouse
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 26th, 2024
Days on Market	29
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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