

# \$880,000 - 85 Macewan Park View Nw, Calgary

MLS® #A2160029

**\$880,000**

4 Bedroom, 4.00 Bathroom, 2,152 sqft

Residential on 0.11 Acres

MacEwan Glen, Calgary, Alberta

Don't miss this rare chance to own a beautifully updated two-storey walkout home, set against the stunning backdrop of Nose Hill Park with panoramic views. This exceptional property features a range of modern upgrades, including solar panels, brand-new triple-pane windows and doors, central air conditioning, and a heated garage. The expansive 32 x 12 foot deck with Duradek with glass rails offers spectacular views of Nose Hill Park. The main floor boasts a grand entryway, a formal living room with vaulted ceilings, and a formal dining room. A spacious mudroom with built-in storage and a family room with a wood-burning fireplace and built-in bookcases enhance the charm of this home. The renovated white kitchen features granite counters and backsplash, stainless steel appliances, and direct access to the low-maintenance deck with views of the ravine. Upstairs, you'll find three inviting bedrooms, including a luxurious owner's retreat with a large walk-in closet and an ensuite bathroom featuring a soaker tub and separate shower. The professionally finished walkout basement includes a fourth bedroom, a bathroom, and a versatile games/rec room with a fireplace, wet bar, and entertainment center. Patio doors lead to a covered ground-floor patio with stamped concrete, a small water feature, and breathtaking views of Nose Hill Park.

Built in 1993



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2160029    |
| Price          | \$880,000   |
| Sold Price     | \$922,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,152       |
| Acres          | 0.11        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 85 Macewan Park View Nw |
| Subdivision | MacEwan Glen            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 4E7                 |

## Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated Garage |

## Interior

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Skylight(s), Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Disposal, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                            |

|                 |                                          |
|-----------------|------------------------------------------|
| # of Fireplaces | 2                                        |
| Fireplaces      | Basement, Gas, Living Room, Wood Burning |
| Has Basement    | Yes                                      |
| Basement        | Finished, Full, Walk-Out                 |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard                          |
| Lot Description   | Backs on to Park/Green Space, Landscaped, See Remarks, Views |
| Roof              | Asphalt Shingle, See Remarks                                 |
| Construction      | Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 27th, 2024   |
| Date Sold      | September 4th, 2024 |
| Days on Market | 8                   |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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